

FOR SALE



100 Pinecrest Road Road Quesnel B.C.

Remarks:

- **Solid investment property with excellent return**
- **National Tenant**

Location:

- **On Highway 97 north of Quesnel town centre**
- **Near airport**
- **On corner of new proposed highway**

Property:

- **2 level acres**
- **Accessible from all directions**

Zoning:

- **LI (Light Industrial)**

EVAN BRETT

Office: 604.530.0231

Cell: 604.788.5058

Visit www.evanbrett.com



#111 - 20434 64th Avenue Langley, BC

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Improvements:

- 20,000 sq.ft.—10,000 sq.ft. wood frame & 10,000 sq.ft. metal
- Built in 1994
- 5 ton crane, air-compressor lines
- Metal roof
- Radiant heat, 10 bay doors, 400 amp, power, & 7 washrooms
- Designed for truck equipment sales + service
- Floor plan available

Lease

- 10 year lease with 7 years remaining—5 year option to renew
- Carefree lease
- Landlord only responsible for structural maintenance
- \$120,900 per annum until Dec. 31, 2010
- Increasing to \$130,000 per annum to Dec. 31, 2015

Tenant:

- Fountain Tire has 140 stores across Canada
- Spent approx. \$180,000 preparing this outlet
- Tenant history available

Asking Price:

- \$1,200,000

Return on Investment:

- Averages approx. 10.6% cap rate
- About 13-14% R.O.I with 35% down and 7% first mortgage

Comments:

- Property is currently on 5 acres—Rear 3 acres of land to be subdivided
- New East/West connector planned to intersect Hwy. 97 on north side of property
- Population of Quesnel and surrounding area 23,000 plus

For further information

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QUESNEL AIRPORT

97

BERNARD SUB

FOUNTAIN TIRE

THREE MILE FLAT

TWO MILE FLAT

CARSON SUB

NORTH QUESNEL

BIRCH CREST

UPLANDS

ABBOTT HEIGHTS

RED BLUFF

Fraser River

Barlow

Carleton Place Creek

Dragon

Quesnel Golf Course, Pouchie Lake, Alburn Lake, Antchesakut Lake, Izko, Alonani

North Cariboo Community Campus

School Dist Offices

Cornelius Secondary School

Maple Drive, Poplar Ave, Lombard Rd

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H

ELLIOTT

FRASER

MAPLE DRIVE

MAPLE DRIVE

MAPLE DRIVE