



Retail Investment Opportunity

435 St Peter Avenue, Bathurst, New Brunswick

About the Opportunity.

ONE Real Estate Advisors is pleased to present this unique opportunity to acquire a freestanding quick-service restaurant property at 435 St Peter Avenue, at the intersection of Ste Anne Street in Bathurst, New Brunswick.

The property is 100% leased and operating as a Dairy Queen franchise tenancy since 2022. The site offers ample parking and high visibility to over 15,000 vehicles daily.

The intersection of St Peter and Ste Anne connects two major retail nodes and is supported by services, entertainment venues, schools and hotels. Ste Anne Street also connects to NB Highway 11.



Tenant Overview.

● Dairy Queen Franchise

Dairy Queen is an American chain of franchised fast-food restaurants and ice cream parlors that operates over 4,500 locations in North America. Its signature Grill & Chill full-service concept has revamped the brand's position in the quick-service restaurant market. The company reported earnings of over \$3.8 billion (USD) in 2022.

The Bathurst location is a franchise tenancy.



A Unique Opportunity.

This is an amazing opportunity to acquire a fully-leased, highly-recognizable quick-service restaurant property located on a prominent intersection in the city of Bathurst between two major commercial nodes.

The site offers an unmatched position that translates into long-term property value and the over 13 years of term left on the net lease provides investment stability.

The property was originally developed in 2002 and repositioned as a Dairy Queen franchise in 2022. The current lease rate is set below market for similar properties and offers investors tremendous upside in future revenue potential.

Demographic Overview.

Drive time from Property (in minutes)	0-15	0-30	0-45
Population	22,070	29,467	35,904
Median Age	52.5	52.7	53.2
Median HH Income (\$)	71,306	70,286	67,149

Source: Sitewise 2021

Property Specifications.

Address:	435 St Peter Avenue
Lot Area:	0.81 acres
Building Area:	3,143 sq. ft.
Year Built:	2002 (renovated 2022)
Occupancy:	100% leased
Lease Type:	Net
Zoning:	HC – Highway Commercial
2024 Assessment:	\$741,600





About the Location.

The St Peter/ Ste Anne area is known as Bathurst's commercial and retail services node and is home to a range of national retailers. Both collector streets connect to NB Highway 11 and St Peter Avenue leads into the historic Downtown core.

The property is located at one of the most prominent intersections in the city and offers several access points, ample parking and unmatched brand visibility.

The Offering Process.

CONTENT PROVIDED HEREIN

This Confidential Information Memorandum ("CIM") is provided for the sole benefit of allowing prospective purchasers the opportunity to gain a general understanding of the Property being offered for sale. The information presented herein does not purport to being all-inclusive and purchasers may be required to obtain further information from their own third-party sources.

While the Broker has taken care in obtaining the information contained herein, neither the Broker nor the Vendor make any representations, declarations or warranties, expressed or implied as to the accuracy of the information, statistics or statements contained herein. Purchasers are encouraged to further investigate and verify the information provided herein and should seek legal, accounting, tax, engineering or any other advice as needed for their sole benefit.

The Vendor and Broker will not be held liable for any errors, omissions or third-party data contained within the Confidential Information Memorandum.

CONDITIONS OF SALE

The Property is offered to be purchased on an "as-is, where-is" basis and there is no warranty, express or implied as to its title, description, physical condition, any cost assumptions, size, measurements, quantity or quality thereof whatsoever. Any information that has been provided herein, or will be provided in the data room, has been obtained by the Vendor, Broker or third-party source for the benefit of the purchaser's general review of the Property. Neither Vendor nor Broker make any representation that such information is accurate, complete or relevant to the prospective purchaser.

CONFIDENTIALITY

Prospective purchasers, once having read and signed the Confidentiality Agreement, will be bound by such agreement with respect to the non-disclosure of the confidential information contained herein.

Prospective purchasers will not use or permit the information herein to be used in any manner detrimental to the interests of the Vendor, the Broker or their affiliates, nor for any purpose other than the proposed purchase of the Property.

THE OFFERING PROCESS

Upon review of the information provided in the Confidential Information Memorandum, interested parties are invited to submit, on their standard form, a Letter of Intent ("LOI") outlining the following information:

- The total purchase price;
- Terms and conditions of the offer;
- Details of ownership interests and beneficial owners of the purchaser; and
- Complete mailing address and email address for delivery of notices

All submissions must be received by the Vendor's broker, ONE. Real Estate Advisors, electronically to the attention of:

Sébastien Duval, Managing Director
sebastien.duval@one-rea.com

Once submitted, the offers, regardless of their form or contents, will not constitute a binding legal contract between the purchaser, the Vendor and/or its Broker. The Vendor is under no obligation to select or respond to any of the offers submitted.

DATA ROOM ACCESS

Prospective purchasers who have signed the confidentiality agreement ("CA") will be provided with a unique link to access the online data room, via ONE. Real Estate Advisors' online file sharing data room. Such data room may contain information including, but not limited to and only if applicable in such instance:

- Building plans
- Building financial reports
- Site and survey plans
- Building systems reports
- Building structural reports
- Tenant leases

The Broker may, from time to time, add supplementary files to the Data Room. In this case, each approved viewer of the Data Room will receive email notification of new files added.

The property is being offered unpriced.

For More Information.

To request more information regarding this unique retail investment opportunity, please contact:

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