



# Retail Investment Opportunity

11 Victoria Street, Shediac, New Brunswick

## About the Opportunity.

ONE Real Estate Advisors is pleased to present this unique opportunity to acquire a commercial property fully leased to a highly-recognizable national retailer and strategically-positioned at 11 Victoria Street, in Shediac's vibrant downtown.

The property is 100% leased to Dollarama who has occupied the purpose-built premises since 2007. Since that time, downtown Shediac has seen a tremendous shift in its retail and services landscape wherein this property remains at its center.

The property boasts a prominent Main Street façade and frontage with ample on-site parking.



## Tenant Overview.

### ● Dollarama Inc.

Dollarama is a Canadian dollar store retail chain based in Québec with its roots dating back to circa 1910. Since 2009 – also the year of its initial public offering (TSX:DOL) – it is Canada's biggest retailer of items for five dollars or less. Dollarama operates over 1,500 stores across Canada and has reported revenues in excess of \$5 billion (CAD) in 2023.



# A Unique Opportunity.

This is a rare opportunity to acquire a fully-leased highly-recognizable retail property within Shediac's downtown commercial node. The site's prominent corner lot position provide it with high visibility on Main Street while being able to offer ample on-site parking.

The surrounding businesses include unique restaurant concepts, banks and national-banner grocery and pharmacy occupiers.

In recent years, the property has seen several mid-rise multi-unit residential projects take shape around it, further solidifying the long-term site's value.

# Demographic Overview.

Drive time from Property (in minutes)	0-15	0-30	0-45
Population	5,197	9,214	31,530
Median Age	55.9	53.7	47.1
Median HH Income (\$)	75,493	82,423	87,709

Source: Sitewise 2021

# Property Specifications.

Address:	11 Victoria Street
Lot Area:	0.75 acres
Building Area:	10,287 sq. ft.
Year Built:	2007
Occupancy:	100% leased
Lease Type:	Net
Zoning:	CC – Central Commercial
2024 Assessment:	\$1,026,000



\*Lot lines approximate



AADT: 10,769

## About the Location.

Shediac is known for its touristic attractions, unique dining experiences and as of recently its staggering population growth of 13.1% since 2016. What was once considered a seasonal town now benefits from year-round commercial activity.

The property is located within what is know as the original downtown core and serves as a daily retail destination for residents and tourists alike.

# 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:

**Sébastien Duval**  
Managing Director  
ONE. Real Estate Advisors

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A black and white photograph of a Dollararama store. The building is a single-story commercial structure with a dark facade and large glass windows. The word "DOLLARAMA" is prominently displayed in large, white, three-dimensional letters across the upper part of the building. To the right of the name is a circular logo featuring a dollar sign and a stylized '1'. The entrance consists of glass double doors with the number "11" above them. The sky is overcast with heavy clouds. In the background, some snow is visible on the ground and other buildings are partially visible.

# DOLLARAMA