# \$1 - 4, 1370 Robinson Avenue, Penhold

MLS® #A1055995

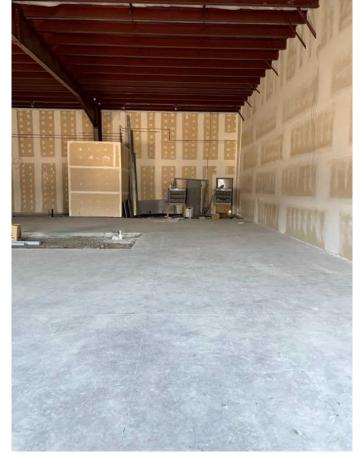
\$1

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Hawkridge Estates, Penhold, Alberta

Very visible and desirable location on the highway between Red Deer and Penhold. Newer and well maintained attractive building with ample ground parking for customers. Current tenants are Canada Post and a retail Cannabis store creating strong pedestrian traffic. Building is located adjacent to new commercial center with Tim Hortons, Subway, pharmacy, grocery store doctor & dentist offices, liquor store, gas station, child care, etc. Space is suitable for a Thrift Store, Retail Store, Yoga/Fitness Studio or a Pub &/or Restaurant. Penhold is a growing area located 7 minutes south of Red Deer with a population of approximately 3,854 (2024) and a trading area of 130,000. Current NNN is approximately \$7.60 per sq. ft. Prefer a 5 year lease with escalations to be negotiated. Landlord open to completing improvements for qualified tenant. Property taxes are included in the NNN costs. Basic rent is free (Base Rent) for the 1st 6 months of a 5 year lease. This unit can be combined with unit #3 for a total sq. footage or 3,710 sq. ft. Landlord is prepared to provide lease and improvement inducements for the right tenant.





Built in 2013

### **Essential Information**

MLS® # A1055995

Price \$1

Bathrooms 0.00 Acres 0.00

Year Built 2013

Type Commercial

Sub-Type Retail Status Active

## **Community Information**

Address 4, 1370 Robinson Avenue

Subdivision Hawkridge Estates

City Penhold

County Red Deer County

Province Alberta

Postal Code T0M 1R0

### **Additional Information**

Date Listed December 22nd, 2020

Days on Market 1709

Zoning C2

## **Listing Details**

Listing Office Century 21 Maximum

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.