

# \$1 - 3, 1370 Robinson Avenue, Penhold

MLS® #A1055971

**\$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 well maintained attractive building with ample ground level 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 Horton's, Subway, pharmacy, grocery store, doctor & dentist offices, liquor store, gas station, child care etc. Space suitable for yoga/fitness studio, 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 NNN costs. Basic Rent free (Base Rent) for the 1st 6 months of a 5 year lease. This unit can be combined with unit #4 for a total sq. footage of 3,710 sq. ft. Landlord prepared to provide lease and improvement inducements for the right tenant.

Built in 2013

## Essential Information

MLS® #	A1055971
Price	\$1
Bathrooms	0.00



Acres	0.00
Year Built	2013
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	3, 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	1639
Zoning	C2

### **Listing Details**

Listing Office	Century 21 Maximum
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