

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

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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 3,706 (2023) 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	1564
Zoning	C2

### **Listing Details**

Listing Office	Century 21 Maximum
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