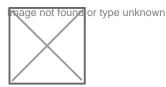


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4, 1370 ROBINSON AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationPenhold, Alberta

Listing ID: 27452

MLS ID: A1055995

\$1



- △ BILL HOGG
- **(403) 872-3670**
- □ Century 21 Maximum
- **587-272-0221**

rM1

4, 1370 Robinson Avenue, Penhold, Alberta T0M 1R0

Transaction Type

For Lease

Lease Frequency

Monthly

Building Type

Strip Mall

Property Type Commercial

Building Area (Sq. Ft.)

1855.00

Reports
Site Plans

Days On Market

1651

Zoning

C2

Year Built

2013

Property Sub Type

Retail

Building Area (Sq. M.)

172.33

Lease Amount

1.00

Subdivision

Hawkridge Estates

Structure Type

Multi Unit

Legal Plan

1323889

Restrictions

None Known

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.

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