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4, 1370 ROBINSON AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Penhold, Alberta



Listing ID:
27452


MLS ID:
A1055995

\$1



 **BILL HOGG**
 (403) 872-3670

 Century 21 Maximum
 587-272-0221

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

Transaction Type For Lease	Days On Market 1651	Lease Amount 1.00
Lease Frequency Monthly	Zoning C2	Subdivision Hawkridge Estates
Building Type Strip Mall	Year Built 2013	Structure Type Multi Unit
Property Type Commercial	Property Sub Type Retail	Legal Plan 1323889
Building Area (Sq. Ft.) 1855.00	Building Area (Sq. M.) 172.33	Restrictions None Known
Reports Site Plans		

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 of 3,710 sq. ft. Landlord is prepared to provide lease and improvement inducements for the right tenant.

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