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1, 1370 ROBINSON AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Penhold, Alberta



Listing ID:
28867


MLS ID:
A2175024

\$17.65



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

 Century 21 Maximum
 587-272-0221

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

Transaction Type For Lease	Days On Market 249	Lease Amount 17.65
Lease Frequency Monthly	Zoning C2	Subdivision Hawkridge Estates
Year Built 2014	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 1323889	Building Area (Sq. Ft.) 1260.00
Building Area (Sq. M.) 117.06	Lot Size (Sq. Ft.) 1260	Lot Size (Acres) 0.03
Inclusions N/A	Restrictions None Known	Reports Floor Plans

Very visible and desirable corner unit on highway between Red Deer and Penhold. Newer and well maintained attractive building with ample ground level parking for customers. Current tenants are Canada Post and Lux Leaf. Building is located adjacent to new commercial center with Tim Hortons, Subway, pharmacy, grocery store, Dairy Queen, etc. Penhold is a growing area located 7 minutes south of Red Deer with a population of approximately 3,854 (2024) in the immediate trading area. Current NNN is approximately \$7.60 per SQ FT. Prefer a 5 year lease with escalations to be negotiated. Property Taxes are for the whole building. Landlord prepared to provided lease and improvement inducements for the right tenant.

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