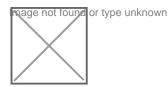


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1, 1370 ROBINSON AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationPenhold, Alberta

Listing ID: 28867

MLS ID: A2175024

\$17.65



[△] BILL HOGG

2 (403) 872-3670

□ Century 21 Maximum

rM1

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

Transaction Type Days On Market Lease Amount

For Lease 249 17.65

Lease Frequency Zoning Subdivision

Monthly C2 Hawkridge Estates

Year BuiltStructure TypeProperty Type2014RetailCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Retail 1323889 1260.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

117.06 1260 0.03

InclusionsRestrictionsReportsN/ANone KnownFloor 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.