



**GRASSROOTS**  
REALTY GROUP

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3, 1370 Robinson Avenue  
Penhold, Alberta

MLS # A1055971



**\$1 per sq.ft.**

Division: Hawkrigde Estates

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,855 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: -

Very visible and desirable location on the highway between Red Deer and Penhold. Newer well maintained attractive building with ample ground level 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 Horton's, Subway, pharmacy, grocery store, doctor & dentist offices, liquor store, gas station, child care etc. Space suitable for yoga/fitness studio, 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 NNN costs. Basic Rent free (Base Rent) for the 1st 6 months of a 5 year lease. This unit can be combined with unit #4 for a total sq. footage of 3,710 sq. ft. Landlord prepared to provide lease and improvement inducements for the right tenant.