



GRASSROOTS
REALTY GROUP

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1, 1370 Robinson Avenue
Penhold, Alberta

MLS # A2175024



\$17 per sq.ft.

Division: Hawkridge Estates

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,260 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.03 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

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.