

# \$18 - 1, 1370 Robinson Avenue, Penhold

MLS® #A2175024

**\$18**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.03 Acres

Hawkridge Estates, Penhold, Alberta

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.

Built in 2014

## Essential Information

MLS® #	A2175024
Price	\$18
Bathrooms	0.00
Acres	0.03
Year Built	2014
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	1, 1370 Robinson Avenue
Subdivision	HawkrIDGE Estates
City	Penhold
County	Red Deer County
Province	Alberta
Postal Code	T0M 1R0

### **Additional Information**

Date Listed	October 23rd, 2024
Days on Market	240
Zoning	C2

### **Listing Details**

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.