

\$1,349,900 - 1370 Robinson Avenue, Penhold

MLS® #A2056524

\$1,349,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Hawkridge Estates, Penhold, Alberta

Multi-tenant 10 year old attractive retail strip mall with great visibility from its location on high traffic Highway 2A (seasonally adjusted daily traffic of 6,000 cars) and only block from Highway 42 that feeds from QE 2 freeway. The Town of Penhold has a trading area of approximately 130,000 consumers. Building is located amongst 4 other retail multi-tenant buildings. Tenants in the surrounding buildings include Dairy Queen, IGA, bank, hair salon, liquor store, veterinarian clinic, nutrition store, barber shop, pet groomer, martial arts, spa, dentist office, doctor's office and an IDA drug store. Across the street is another retail strip mall with an ESSO station, Tim Horton's, day care center and a Pharmasave drug store. Penhold is a growing and vibrant family oriented community located within 7 minutes of Red Deer. Penhold has 3,916 residents (2022) and a growing commercial/business sector that makes it simple and convenient for residents to shop local. Quality of life in Penhold is enhanced by the parks and recreation services that are offered. The town has a Multiplex with an NHL size ice rink, dance studio, fitness center, running track, food concession, lounge, library and houses the Town's administration office. RV Park is located on the north of the Multiplex on Highway 42. There is a new High School and new residential subdivisions being built out. Subject building was constructed in 2013 and this 8,780 square foot is located on .77 acres at 1370 Robinson Avenue, Penhold. The



building is presently demised into 4 units (could be further demised into 5 units). Vacant unit is ready to be developed to the Tenant's specifications or demise into 2 units. Vacant unit is perfect for development as a restaurant, pub and/or microbrewery. This building creates high pedestrian traffic due to its triple A tenant - Canada Post Office that serves Penhold and the surrounding area and a cannabis store. There is ample parking. Tenant's Leases are "Triple Net". Pro-Forma attached.

Built in 2013

Essential Information

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|------------|-------------|
| MLS® # | A2056524 |
| Price | \$1,349,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 1370 Robinson Avenue |
| Subdivision | Hawkridge Estates |
| City | Penhold |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T0M 1R0 |

Additional Information

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|----------------|----------------|
| Date Listed | June 9th, 2023 |
| Days on Market | 666 |
| Zoning | C2 |

Listing Details

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

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