

\$3,400,000 - 9 Hawkridge Boulevard, Penhold

MLS® #A2168434

\$3,400,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.19 Acres

Hawkridge Estates, Penhold, Alberta

Great investment opportunity for this busy fully leased strip mall in the thriving town of Penhold, with solid long term tenants. This well constructed strip mall was built in 2014 (HAWKRIDGE MARKET SQUARE) on 1.19 acres the corner of highway 2a and Hawkridge Blvd. (also one block from highway 42 that accesses highway QE2) in a busy shopping centre with numerous tenants in the surrounding CRU properties including Canada Post, IGA, Dairy Queen, Tim Hortons, Subway, IDA, Dentist, Doctors office etc. Penhold is a booming town located 7 minutes from Red Deer, with the relatively recent addition of a Multiplex, new High school, new residential subdivision. Population in the immediate trading area is close to 3000 people and growing with more than 6000 cars drive by everyday seasonally. The building is divided into 10 separate units each with their own HVAC (some tenants occupy more than one unit). Total building square footage is 12670 sq. ft. Tenants include Antler Hill Veterinarian Clinic, Blair's Liquor Store, Piece By Piece Nutrition Inc. , Mullet's Barber Shop, Arashi Do Martial arts, Organic Oasis Spa & Salon Ltd. and Oh My Vape. This is the only strip mall in the immediate shopping district which can operate a liquor store (restrictive covenant for surrounding retail in place). CURRENTLY GENERATES \$226568/YR NET INCOME WITH ESCALATORS IN PLACE.

Built in 2014



Essential Information

MLS® #	A2168434
Price	\$3,400,000
Sold Price	\$3,120,000
Bathrooms	0.00
Acres	1.19
Year Built	2014
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	9 HawkrIDGE Boulevard
Subdivision	HawkrIDGE Estates
City	Penhold
County	Red Deer County
Province	Alberta
Postal Code	T0M 1R0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Interior

Heating	Natural Gas
Cooling	Full

Exterior

Lot Description	Irregular Lot
Roof	Membrane
Construction	Metal Frame, Stone, Stucco
Foundation	Slab

Additional Information

Date Listed	September 23rd, 2024
Date Sold	February 22nd, 2025
Days on Market	149
Zoning	C2
HOA Fees	0.00

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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