# RE/MAX
### COMMERCIAL PROPERTIES

**WE ARE**
# COMMERCIAL

## LAND READY FOR DEVELOPMENT
# FOR SALE
## 10 WASKASOO AVE, PENHOLD

**LOCATION:**
Penhold

**SPACE SIZE:**
0.65 Acres

**ZONING:**
C2-Commercial

**SALE PRICE:**
$424,999.00

PRESENTED BY

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# THE PROPERTY
## 10 Waskasoo Avenue

**FOR SALE** - Located on the northwest corner of Highway 42 and Waskasoo Avenue in Penhold, this 0.65 acre parcel, to be subdivided, is available for sale.

All groundwork and gravel has been completed, and there is a 26 stall paved parking lot on the property with space to construct a 5,373 SF building on the site.

The property is in the heart of new commercial and residential development, with close proximity to the Penhold Regional Multiplex and Penhold Crossing Secondary School.

## PROPERTY DETAILS

| | |
|---|---|
| **MUNICIPAL:** | 10 Waskasoo Avenue, Penhold |
| **LEGAL LAND DESCRIPTION:** | Lot: 95, Block: 2 Plan: 2220985 |
| **TOTAL SIZE:** | Total size of parcel **Size of property = 0.65 Acres** |
| **ZONING:** | C2 - Commercial |
| **PARKING:** | 26 stalls on shared paved lot |

## FINANCIAL DETAILS

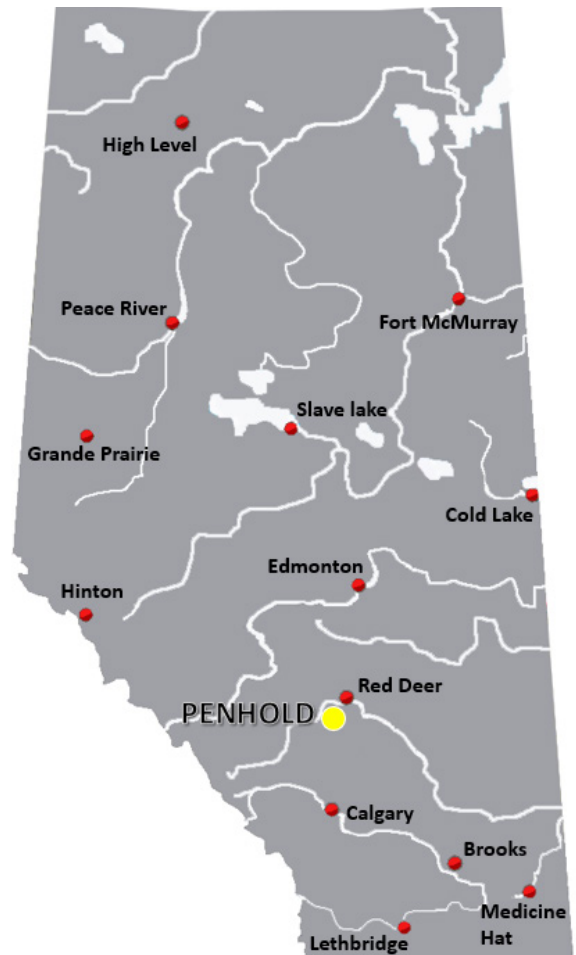| | |
|---|---|
| **SALE PRICE:** | $424,999.00 |
| **TAXES:** | $37,024 Estimated for 2023 |

*Plus GST

## PENHOLD, ALBERTA

A town in Central Alberta, Canada, located approximately 16 kilometers South of Red Deer along Highway 2A. Distances from major cities:

**Edmonton -** 168 Kilometers

**Calgary -** 132 Kilometers

**Red Deer -** 16 Kilometers

Red Deer

11

2

2

GASOLINE ALLEY

2A

2

Springbrook

2A

2

**Subject Property**

2

Penhold

2A

THE INFORMATION CONTAINED HERE IN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER /TENANT

**RE/MAX**
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# RE/MAX
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### PROPERTIES

## YOUR RE/MAX COMMERCIAL TEAM

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