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## BUILDING G, 20 THOMLISON AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta

**Listing ID:**  
27560


**MLS ID:**  
A2027755

**\$25**



 **CAMERON TOMALTY**  
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 RE/MAX Commercial Properties  
 403-986-7777

 Building G, 20 Thomlison Avenue , Red Deer , Alberta T4P 3C7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 854	<b>Lease Amount</b> 25.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C5	<b>Subdivision</b> Timber Ridge
<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2018	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1623342
<b>Building Area (Sq. Ft.)</b> 1350.00	<b>Building Area (Sq. M.)</b> 125.42	<b>Lot Size (Sq. Ft.)</b> 282704
<b>Lot Size (Acres)</b> 6.49	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Other Documents		

Located in Timber Ridge's newest commercial development, Timberlands Station, this 1,350 SF main floor unit is in shell state and ready for tenant improvements. There are large windows on the front and back of the unit, offering plenty of natural light. Common washrooms are shared with other tenants of the main floor. There are also two spaces available on the second floor, one is 1,300 SF, the other is 1,600 SF. Second floor units are accessible by the stairs or elevator. Ample parking is available on-site for customers and staff. This plaza currently has four buildings in place, with the plan to construct four more. Neighbouring businesses of the plaza include Tim Horton's, Pizza Hut, Fas Gas, and Pharmasave. Additional Rent is estimated at \$11.00 per square foot for the 2025 budget year.

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