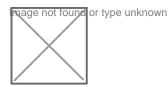


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BUILDING G, 20 THOMLISON AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Red Deer, Alberta Listing ID:

27560

MLS ID:

A2027755



- **CAMERON TOMALTY**
- **(403)** 350-0075
- □ RE/MAX Commercial Properties
- **403-986-7777**

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

Transaction Type

For Lease

Lease Frequency

Annually

Building Type Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.)

1350.00

Lot Size (Acres)

6.49

Reports

Other Documents

Days On Market

854

Zoning C5

Year Built 2018

Property Sub Type Mixed Use

Building Area (Sq. M.)

125.42

Inclusions N/A

25.00

Subdivision

Lease Amount

Timber Ridge

Structure Type

Mixed Use

Legal Plan

1623342

Lot Size (Sq. Ft.)

282704

Restrictions

None Known

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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