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## 5101, 20 THOMLISON AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Red Deer, Alberta


**Listing ID:**  
34983


**MLS ID:**  
A2304548

**\$30**



 **CAMERON TOMALTY**  
 (403) 350-0075

 RE/MAX Commercial Properties  
 403-986-7777

 5101, 20 Thomlison Avenue , Red Deer , Alberta T4P 3C7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 30.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C-5	<b>Subdivision</b> Timber Ridge
<b>Year Built</b> 2018	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1623342	<b>Building Area (Sq. Ft.)</b> 1575.00
<b>Building Area (Sq. M.)</b> 146.32	<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 1,575 SF main floor corner unit in Building G is available for lease. There are large windows on the front, sides, and back of the unit, offering plenty of natural light. The unit is open with additional rooms and it's own washroom. Ample parking is available on-site for customers and staff. This plaza currently has five buildings in place, with the plan to construct three more and one is currently underway. Businesses of the plaza include Tim Horton's, Pizza Hut, Fas Gas, Wendy's, Pharmasave, and a Doctors Office opening in 2026. Additional Rent is estimated at \$11.00 per square foot for the 2025 budget year.

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