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## BUILDING E, 20 THOMLISON AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Red Deer, Alberta


**Listing ID:**  
34984


**MLS ID:**  
A2304557

**\$30**



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

 Building E, 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> 2026	<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> 1400.00
<b>Building Area (Sq. M.)</b> 130.06	<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 1,400 SF unit in Building J has started pre-leasing. The building is currently under construction and is expected to be completed in early 2027. Lease options of up to 10,878 SF are available. 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 including this one. 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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