

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 E, 20 THOMLISON AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Red Deer, Alberta

**Listing ID:**  
34985


**MLS ID:**  
A2304560

**\$30**



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

 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> 2800.00
<b>Building Area (Sq. M.)</b> 260.13	<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 2,800 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.

**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.