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BUILDING E, 20 THOMLISON AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta

Listing ID:
34986


MLS ID:
A2304565

\$30



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

 RE/MAX Commercial Properties
 403-986-7777

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

Transaction Type For Lease	Days On Market 1	Lease Amount 30.00
Lease Frequency Annually	Zoning C-5	Subdivision Timber Ridge
Year Built 2026	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 1623342	Building Area (Sq. Ft.) 5400.00
Building Area (Sq. M.) 501.67	Lot Size (Sq. Ft.) 282704	Lot Size (Acres) 6.49
Inclusions N/A	Restrictions None Known	Reports Other Documents

Located in Timber Ridge's newest commercial development, Timberlands Station, this 5,400 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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