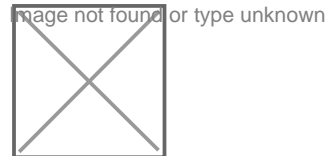


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BUILDING G, 20 THOMLISON AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta

Listing ID:
18867


MLS ID:
A2027755

\$25



 **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	Days On Market 432	Year Built 2018
Lease Amount 25.00	Lease Frequency Annually	Zoning C5
Subdivision Timber Ridge	Building Type Commercial Mix	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1623342
Building Area (Sq. Ft.) 1350.00	Building Area (Sq. M.) 125.42	Inclusions N/A
Restrictions None Known	Reports Other Documents	

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 three buildings in place, with the plan to construct five more. Neighbouring businesses of the plaza include Tim Horton's, Pizza Hut, Fas Gas, and Pharmasave. Additional Rent is estimated at \$10.00 per square foot for the 2023 budget year.

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