

**20 Thomlison Avenue
Red Deer, Alberta**

MLS # A2028188



\$25 per sq.ft.

Division: Timber Ridge

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,000 sq.ft.

Zoning: C-5

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 6.49 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Opportunity to lease or pre-lease in Timber Ridge's newest commercial development, Timberlands Station. This plaza currently has five buildings in place with plans to construct three more. Construction has recently been completed on Building J and it's ready to lease with with 1,500-6,000 SF available. Ample parking is available on-site for customers and staff. Businesses in the plaza include Tim Horton's, Pizza Hut, Fas Gas, Wendy's, and Pharmasave. Additional Rent is estimated at \$11.00 per square foot for the 2025 budget year.