

# \$25 - Building G, 20 Thomlison Avenue, Red Deer

MLS® #A2027755

**\$25**

0 Bedroom, 0.00 Bathroom,  
Commercial on 6.49 Acres

Timber Ridge, Red Deer, Alberta

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 four buildings in place, with the plan to construct four more. Neighbouring businesses of the plaza include Tim Horton's, Pizza Hut, Fas Gas, and Pharmasave. Additional Rent is estimated at \$11.00 per square foot for the 2025 budget year.

Built in 2018

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2027755   |
| Price      | \$25       |
| Bathrooms  | 0.00       |
| Acres      | 6.49       |
| Year Built | 2018       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | Building G, 20 Thomlison Avenue |
| Subdivision | Timber Ridge                    |
| City        | Red Deer                        |
| County      | Red Deer                        |
| Province    | Alberta                         |
| Postal Code | T4P 3C7                         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2023 |
| Days on Market | 905                 |
| Zoning         | C-5                 |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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