



GRASSROOTS
REALTY GROUP

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**Building G, 20 Thomlison Avenue
Red Deer, Alberta**

MLS # A2027755



\$25 per sq.ft.

Division: Timber Ridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,350 sq.ft.

Zoning: C5

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 6.49 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

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.