



GRASSROOTS
REALTY GROUP

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

MLS # A2028167



\$16 per sq.ft.

Division: Timber Ridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,000 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. The second floor has 2 units available (1,600 SF and 1,300 SF) in shell state and ready for tenant improvements. The building is equipped with an elevator and common washrooms are shared with other tenants of the second floor. 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.