



GRASSROOTS
REALTY GROUP

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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: C5

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 6.49 Acres

Lot Feat: -

Opportunity to pre-lease in Timber Ridge's newest commercial development, Timberlands Station. This plaza currently has four buildings in place with the plan to construct four more. Building J is currently under construction and pre-leasing with 1,300-6,000 SF available. Ample parking is available on-site for customers and staff. 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.