

# \$16 - Building G, 20 Thomlison Avenue, Red Deer

MLS® #A2028167

**\$16**

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. 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.

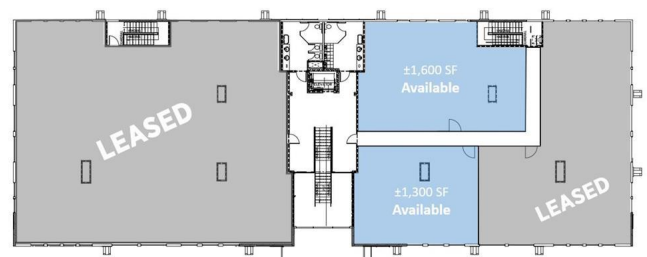
Built in 2018

## Essential Information

MLS® #	A2028167
Price	\$16
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	773
Zoning	C5

### **Listing Details**

Listing Office	RE/MAX Commercial Properties
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