

# \$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.

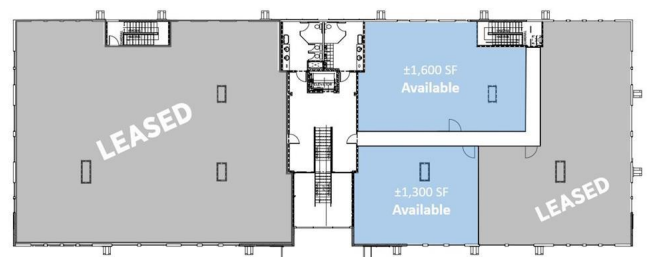
Built in 2018

## 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 | 767                 |
| Zoning         | C5                  |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.