

# \$25 - 5113, 20 Thomlison Avenue, Red Deer

MLS® #A2027755

**\$25**

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, 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. Ample parking is available on-site for customers and staff. This plaza currently has five buildings in place, with the plan to construct three more. Businesses of the plaza include Tim Horton's, Pizza Hut, Fas Gas, Wendy's, and Pharmasave. Additional Rent is estimated at \$11.00 per square foot for the 2025 budget year.

Built in 2018

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2027755   |
| Price      | \$25       |
| Bathrooms  | 0.00       |
| Acres      | 6.49       |
| Year Built | 2018       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5113, 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 | 984                 |
| Zoning         | C-5                 |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.