

BUILT TO SUIT OPPORTUNITY  
**FOR LEASE**  
20 THOMLISON AVENUE, RED DEER



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# THE PROPERTY

## 20 THOMLISON AVENUE

### Timberlands Station

Brand new Class A retail and office development in an expanding part of East Red Deer . Located in the new Timber Ridge residential subdivision just north of the existing Rosedale residential subdivision, this development is anchored by tenants including Tim Horton's, Pizza Hut, Fas Gas, and Wendy's. Join these tenants in this new development with various sizes available starting as low as 1,350 SF with ample parking capacity. This location has high visibility from Highway 11, with great signage opportunities.



C5- Zoning



89,204 SF



8 Buildings



Market Rates



403.986.7777 | [WWW.REDDEERCOMMERCIAL.COM](http://WWW.REDDEERCOMMERCIAL.COM)

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**REMAX**  
COMMERCIAL  
PROPERTIES



# AREA DEVELOPMENT/ DETAILS



## EAST RED DEER

The Timber Ridge area is nearing the completion of its Phase 3 residential development, with two additional residential phases planned for the future. An approved middle school is also slated for construction next to Timberlands Station. Additionally, the Timber Pointe apartment complex has begun construction and is expected to be completed by 2025.

## PROPERTY DETAILS

MUNICIPAL:	20 Thomlison Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan 1623342, Block 12, Lot 3
TOTAL SIZE:	Total Site Area = <b>±282,970 SF</b> Total Leasable Area = <b>±89,204 SF</b>
ZONING:	C5 - General Commercial District
PARKING:	292 ± Parking Stalls Available
LEASE PRICE:	<b>Market Rates</b>
NNN:	\$11.00 Per SF (Estimated 2025)








# SITE PLAN

Thomlison Avenue



 Developed building with units available now starting as low as 1,350 SF

 Fully Leased. Anchor tenants include: Tim Horton's, Fas Gas, Pizza Hut and Wendy's

 Proposed buildings / Not yet built. Pre-leasing available with TI negotiations

Building	Size Available	Status
A		Fully Leased
B		Fully Leased
C		Fully Leased
D		Fully Leased
E	17,760 SF (1st Floor) 5,920 SF (2nd Floor)	Pre-Leasing
F	5,440 SF	Pre-Leasing
G	1,350 SF (1st Floor)	Available Now
H	4,500 SF	Pre-Leasing
J	1,500 to 6,000 SF	Available Now



# FLOOR PLANS



Building A & B - Fully Leased



Building C - Fully Leased





# FLOOR PLANS

## Building D - Fully Leased



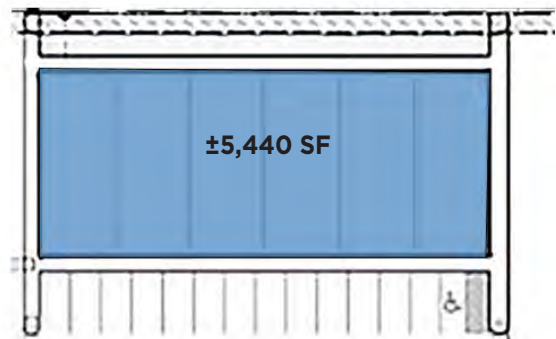
## Building E

- » Proposed building available for pre-leasing.
- » Multiple sizes available starting at 2,200 SF
- » Immediate parking for 25 cars with additional parking for staff and clients.



## Building F

- » Proposed building available for pre-leasing.
- » 5,440 SF of space planned to include drive in bays.
- » Perfect for a mechanic or auto service shop.
- » Immediate parking for 11 cars with additional parking for staff and clients.



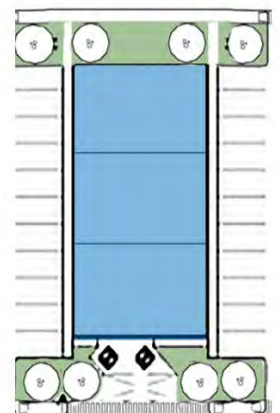
## Building H (2x Storey)

- » Proposed building available for pre-leasing
- » 4,620 SF space with a roof top patio (1,904 SF)
- » Perfect for a restaurant or service retail



## Building J (Multi-Unit Complex)

- » Proposed building available for pre-leasing
- » 1,500 SF to 6,000 SF available
- » 19 parking stalls with ample additional parking





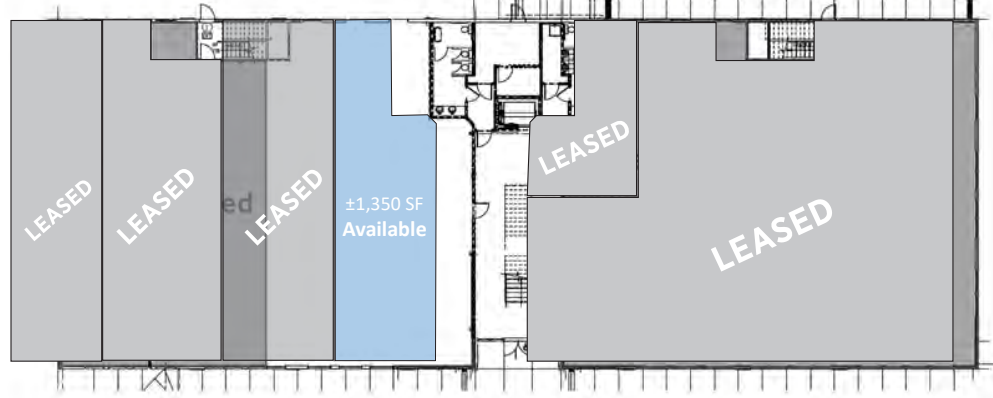
# FLOOR PLANS

## Building G (2x Storey)

- » Existing multi-tenant building.
- » One unit remaining:  
1,350 SF on the main floor.
- » Perfect for a small office or retail space.
- » Assigned parking is available with additional parking available for staff and clients.



1st Floor





CALGARY & RED DEER'S  
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LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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