RE/MAX COMMERCIAL PROPERTIES

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FOR LEASE

20 THOMLISON AVENUE, RED DEER



TIMBERLANDS STATION

PRESENTED BY

CAM TOMALTY
403.350.0075
cam@remaxcprd.com

JEREMY MAKILA
403.373.7333
jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

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, Wendy's, a Daycare, and a Medical Clinic opening in 2026. 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

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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 soon.

PROPERTY DETAILS

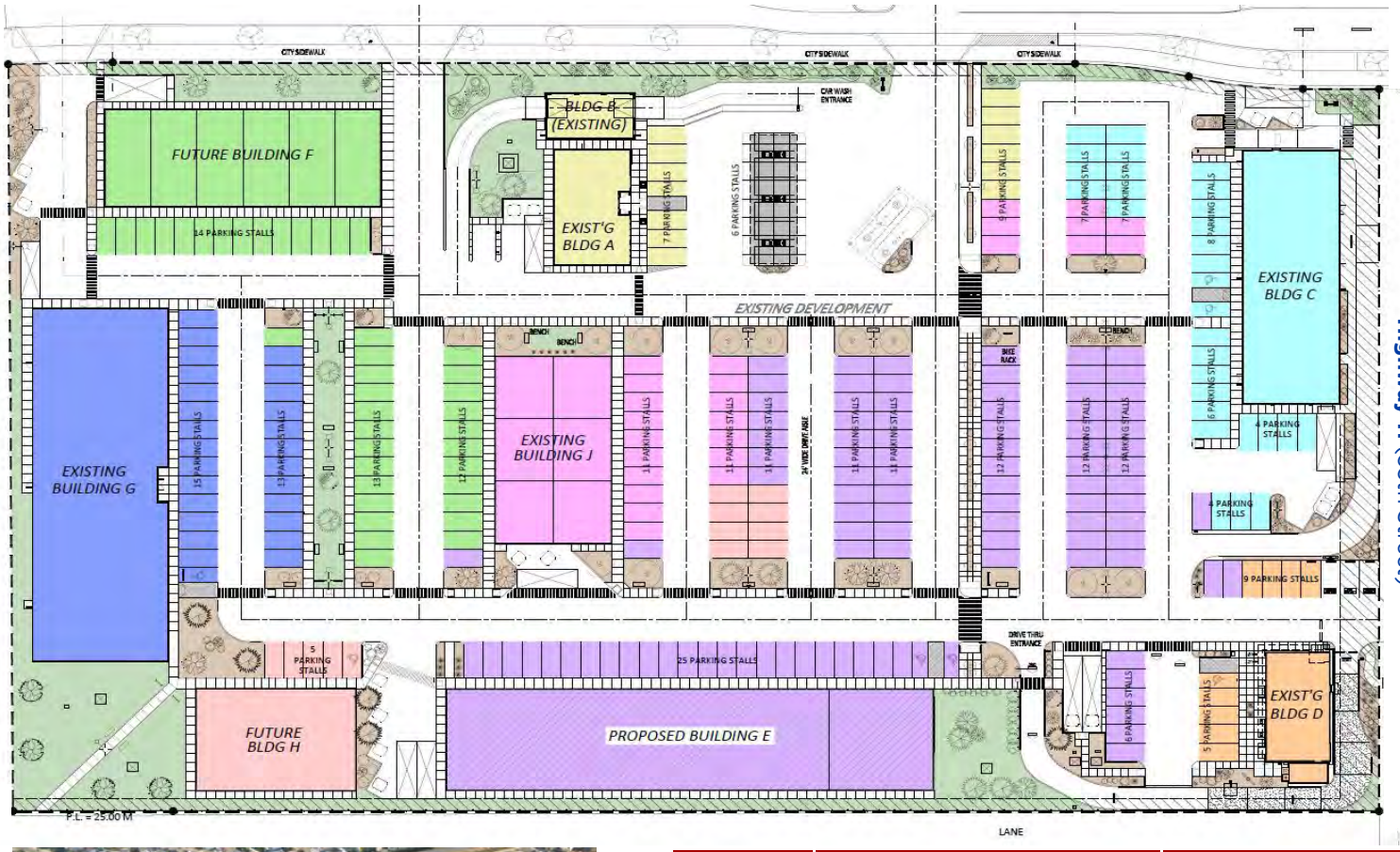
MUNICIPAL:	20 Thomlison Avenue, Red Deer
LEGAL LAND DESCRIPTION:	Plan 1623342 Block 12 Lot 3
TOTAL SIZE:	Total Site Area = ±**282,970 SF** Total Leasable Area = ±**89,204 SF**
ZONING:	C5 - General Commercial District
PARKING:	292 ± Parking Stalls Available
LEASE PRICE:	**Market Rates**
NNN:	$12.00 Per SF (2026-27)





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	1,400 - 7,881 SF	Currently Pre-Leasing
F	7,597 SF	Future Pre-Leasing
G	1,350 SF (Main Floor) 2,900 SF (2nd Floor)	Available Now
H	4,553 SF	Future Pre-Leasing
J		Fully Leased

FLOOR PLANS



Building A & B - Fully Leased



Building C - Fully Leased



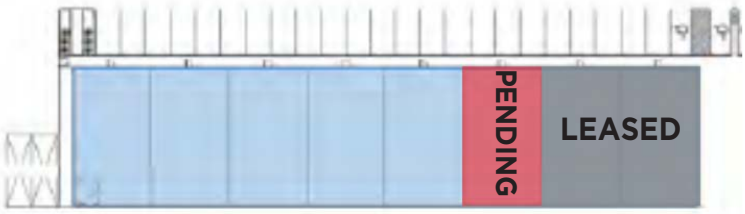
FLOOR PLANS

Building D - Fully Leased



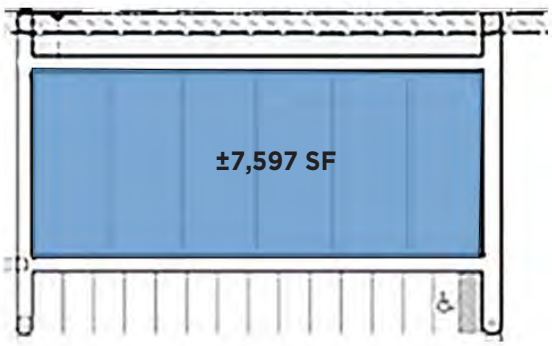
Building E

- Under construction & available for pre-leasing.
- Multiple sizes available starting at 1,400 SF.
- Immediate parking for 25 cars with additional parking for staff and clients.



Building F

- Proposed building available for pre-leasing.
- 7,597 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

- Proposed building available for pre-leasing.
- 4,553 SF space with a roof top patio (1,904 SF)
- Perfect for a restaurant or service retail.

1st Floor



Rooftop Patio



Building J - Fully Leased



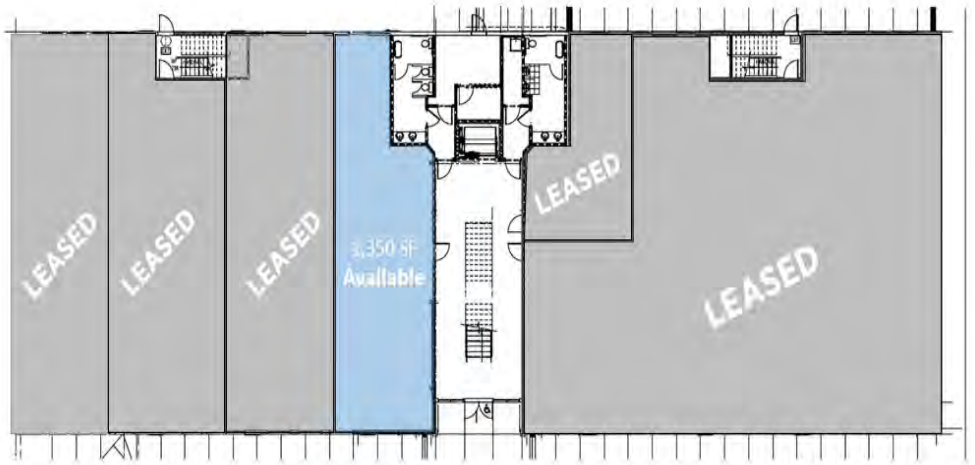
FLOOR PLANS

Building G (2 Storey)

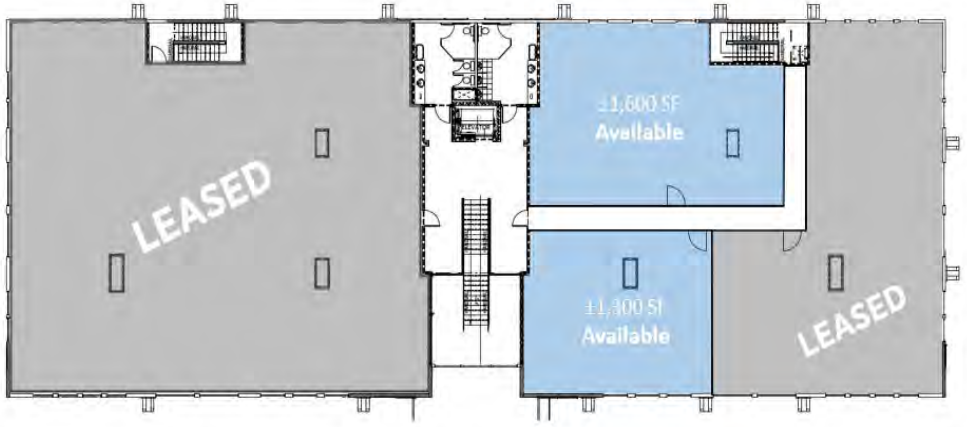
- Existing multi-tenant building.
- 3 units remaining:
  1,350 SF main floor shell space.
  1,600 SF & 1,300 SF on 2nd floor.
- Perfect for a small office or retail space.
- Assigned parking is available with additional parking available for staff and clients.



Main Floor



2nd Floor





CALGARY & RED DEER'S
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RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RE/MAX COMMERCIAL PROPERTIES

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777
www.reddeercommercial.com