

BUILT TO SUIT OPPORTUNITY

FOR LEASE

20 THOMLISON AVENUE, RED DEER



TIMBERLANDS STATION

PRESENTED BY

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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, 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



403.986.7777 | 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 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:	\$11.00 Per SF (2025)



SITE PLAN

Thomlison Avenue



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

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

Blue 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 - 10,878 SF 2,997 SF (Pending)	Currently Pre-Leasing
F	7,597 SF	Future Pre-Leasing
G	1,350 SF	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



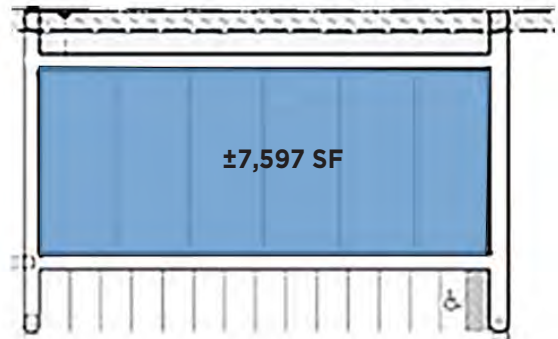
Building E

- » 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



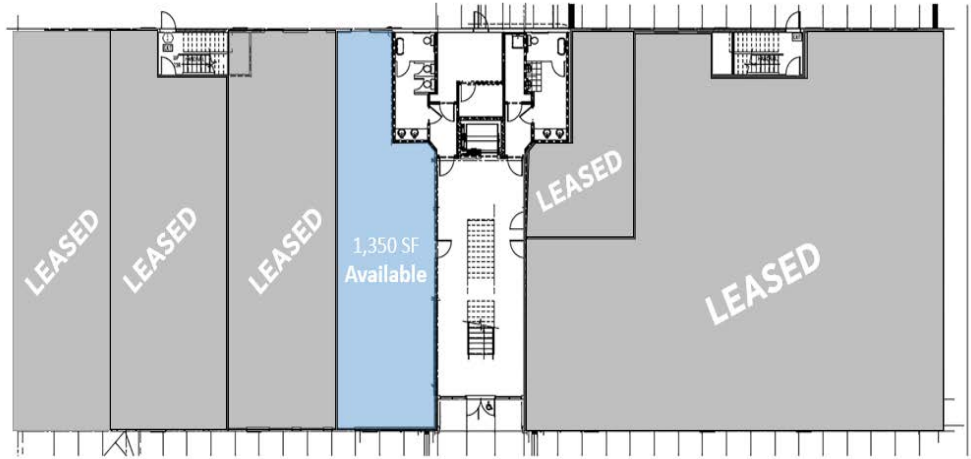
FLOOR PLANS

Building G (2 Storey)

- » Existing multi-tenant building.
- » One unit remaining:
1,350 SF main floor shell space.
- » 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
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP



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