

# **\$525,000 - 120, 8319 Chiles Industrial Avenue, Red Deer**

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MLS® #A2101374

**\$525,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Chiles Industrial Park, Red Deer, Alberta

This 6,000 sq. ft. bay comes with a new constructed Large barrier free bathroom and new LED lighting throughout. A new designated electric transformer has been installed, providing the opportunity for an additional 600v/200 amp 3 phase service. This just has to have an electrician new bay wiring to the panel and install the breakers in the panel. The total building consists of 8 bays, with excellent long term and successful neighbors such as Go Powder, Lite Industries, Overland Explorer and Kenroc Building Supplies. This building is located on the North End of Red Deer with easy access to Hwy 11A, Hwy 2A and Hwy 2. The secure yard has entrances on the West and South side of the building. The bay measures 100 feet long 'x60 feet wide, consisting of 2 exterior man doors, a 14' X 12" overhead door and is heated by 2 separately controlled radiant heat tubes. It comes with a large approximate 3,300 sq. ft. designated yard space. The building has Fibre Optics for secure and consistent internet. The zoning permits but no limited to support services, manufacturing, processing, distribution, repair, servicing, and warehousing.

Built in 2008

## **Essential Information**

MLS® #	A2101374
Price	\$525,000



Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	120, 8319 Chiles Industrial Avenue
Subdivision	Chiles Industrial Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4S 2A3

### Interior

Heating	Natural Gas, Radiant
Cooling	None

### Exterior

Roof	Metal
Foundation	Slab

### Additional Information

Date Listed	January 15th, 2024
Days on Market	460
Zoning	I1

### Listing Details

Listing Office	Royal LePage Lifestyles Realty
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