

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

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

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|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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