RE/MAX COMMERCIAL PROPERTIES

WE ARE COMMERCIAL

FOR SALE

Bay 170, 8319 Chiles Industrial Avenue

Chiles Industrial Park



List Price	~~$700,000.00~~
Nov. 1	~~$675,000.00~~
Nov. 15	$650,000.00
Dec. 1	
Dec. 15	

LOCATION:
Chiles Industrial Park

SITE AREA:
5,848
Square Feet

ZONING:
I1 - Industrial
Business Service

PRICE:
$650,000.00

PRESENTED BY

CAM TOMALTY
403.350.0075
cam@remaxcprd.com

JEREMY MAKILA
403.373.7333
jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

#170, 8319 CHILES INDUSTRIAL AVE

FOR SALE - 5,848 SF total developed space comprised of a reception area, front offices (1,425 SF) and shop space (4,423 SF), plus a storage mezzanine. Details include:

- Paved yard with dedicated storage area
- Easy access to Gaetz Avenue
- Recently renovated front office area that includes open reception area, multiple offices, a boardroom, a staff lunchroom, two washrooms and ample storage space.
- One 16' x 16' front overhead door
- Ample parking for staff and clients

The unit is available for sale for $650,000.00 or it can be leased for $6.00 per SF for the first year of a long term lease to a qualified Tenant.



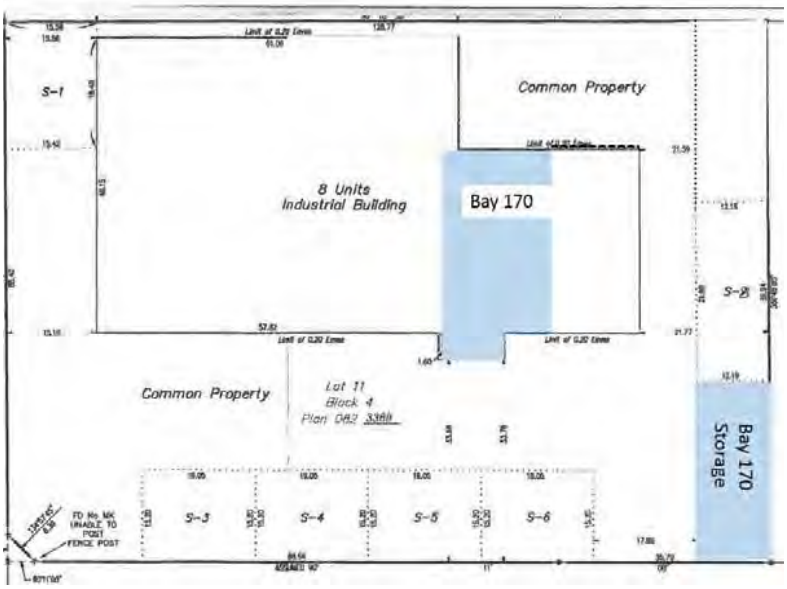


PROPERTY DETAILS

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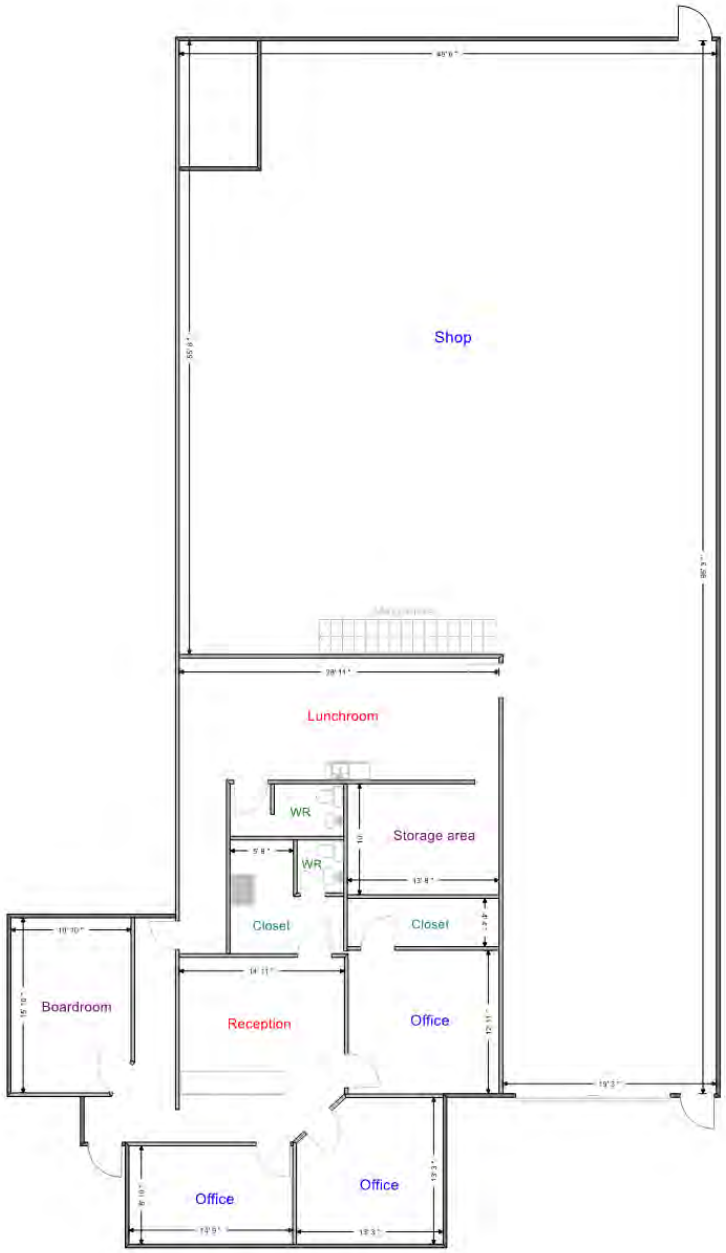
MUNICIPAL:	#170, 8319 Chiles Ind Ave, Red Deer
LEGAL LAND DESCRIPTION:	Condo Plan 0823370, Unit 7
TOTAL SIZE:	SF of Unit ± **5,848 SF**
ZONING:	I1 - Industrial Business Services
YEAR BUILT:	2008
PARKING:	Paved parking lot
SALE PRICE:	**$650,000.00**
PROPERTY TAXES:	$12,429.71 (2026)







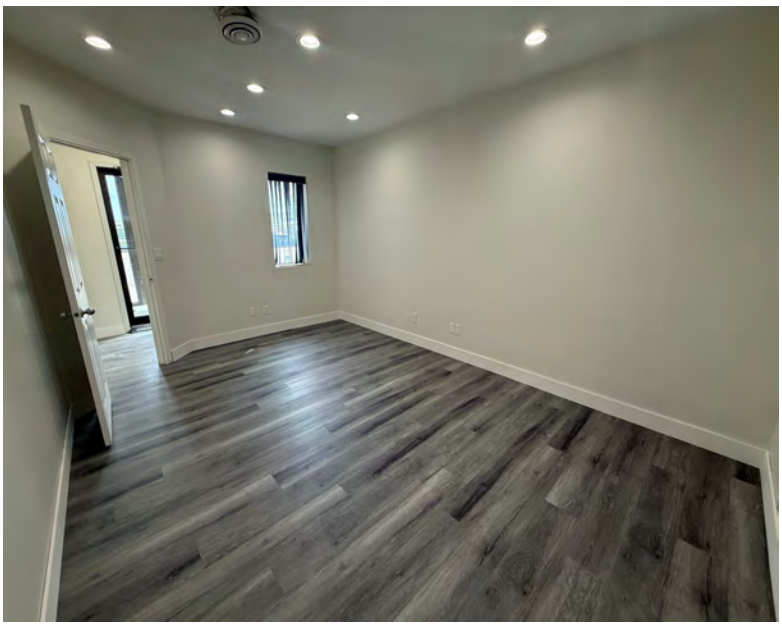
PROPERTY PHOTOS AND FLOOR PLAN



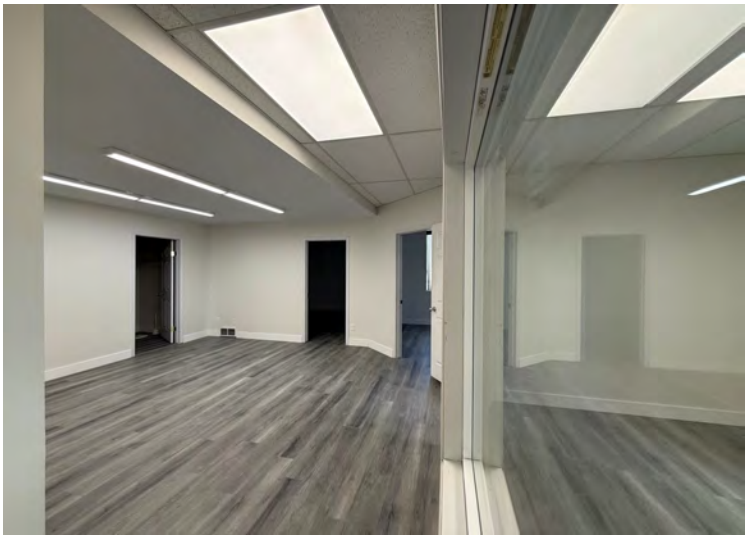


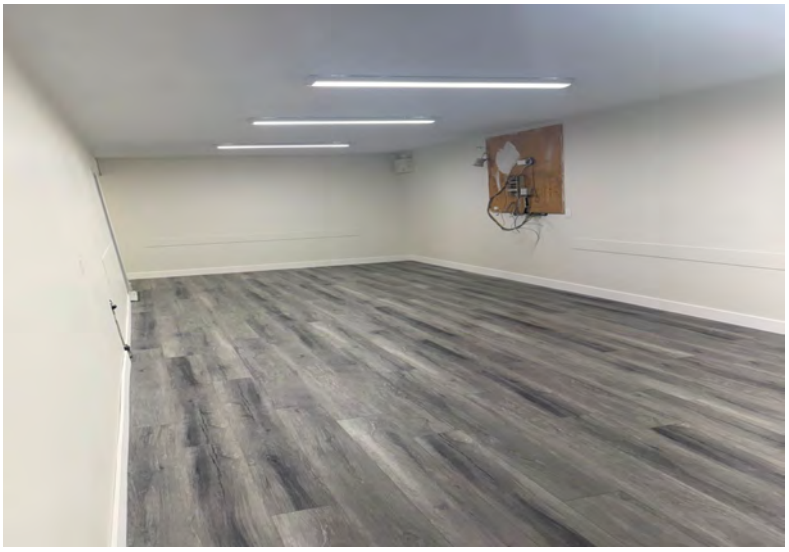






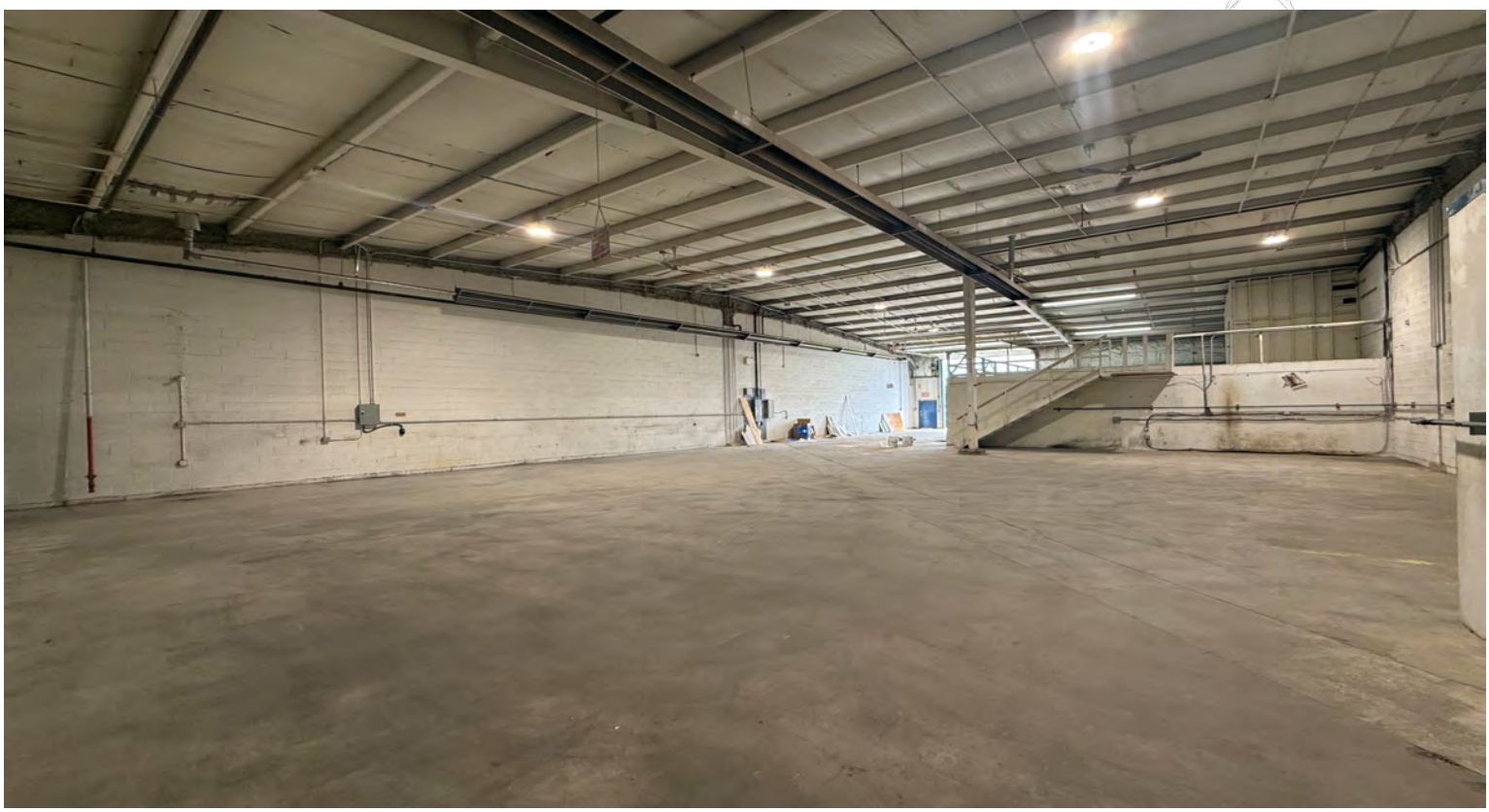
MORE PROPERTY PHOTOS











LOCATION / MAP



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THE INFORMATION CONTAINED HERE IN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

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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

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