

FOR SALE

#170, 8319 Chiles Industrial Avenue

Chiles Industrial Park



June 1	\$700,000
June 15	Blurred
July 1	Blurred
July 15	Blurred
Aug 1	Blurred
Aug 15	Blurred



LOCATION:

Chiles Industrial Park



SITE AREA:

5,848
Square Feet



ZONING:

I1 - Industrial
Business Service



PRICE:

\$700,000.00

PRESENTED BY

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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

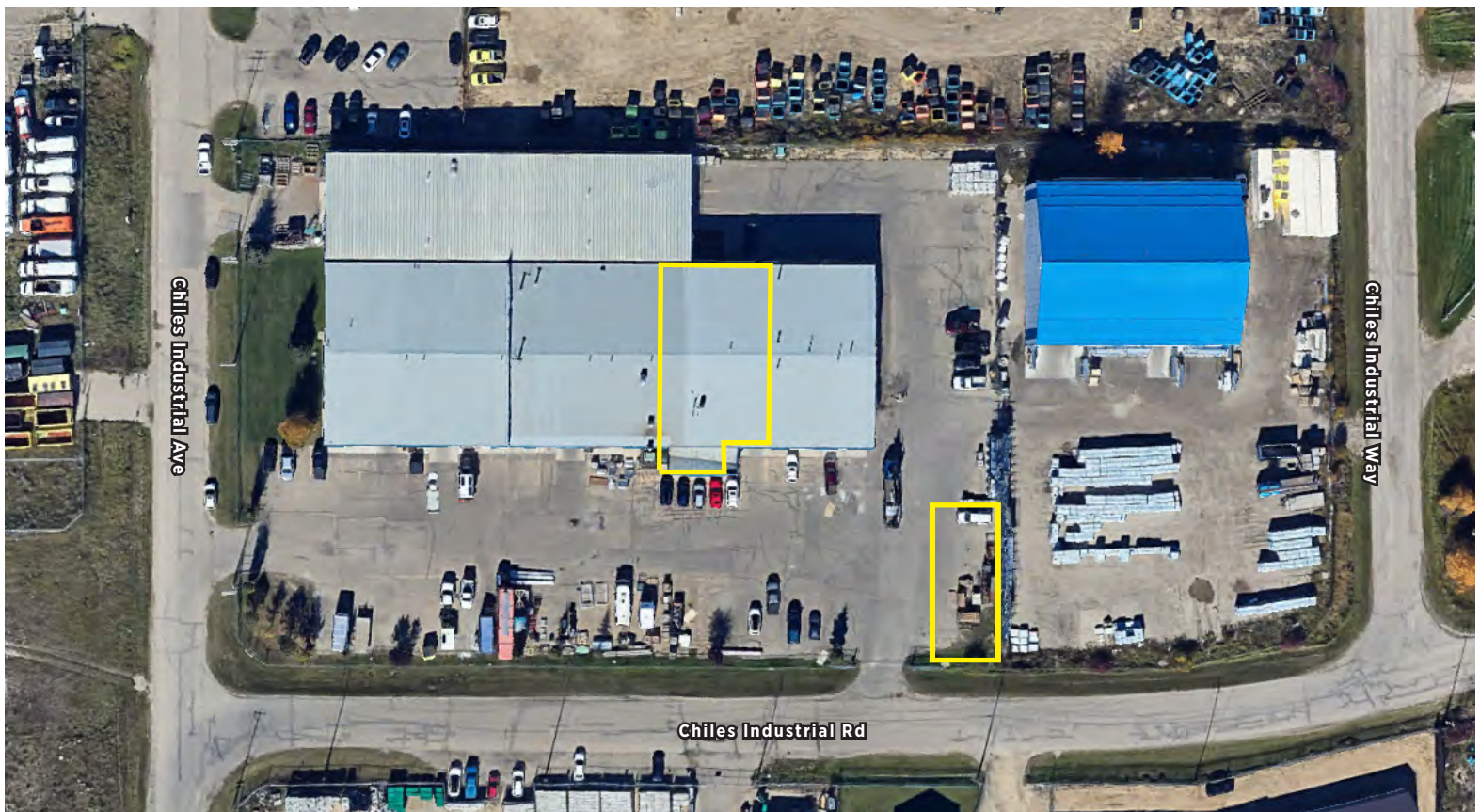
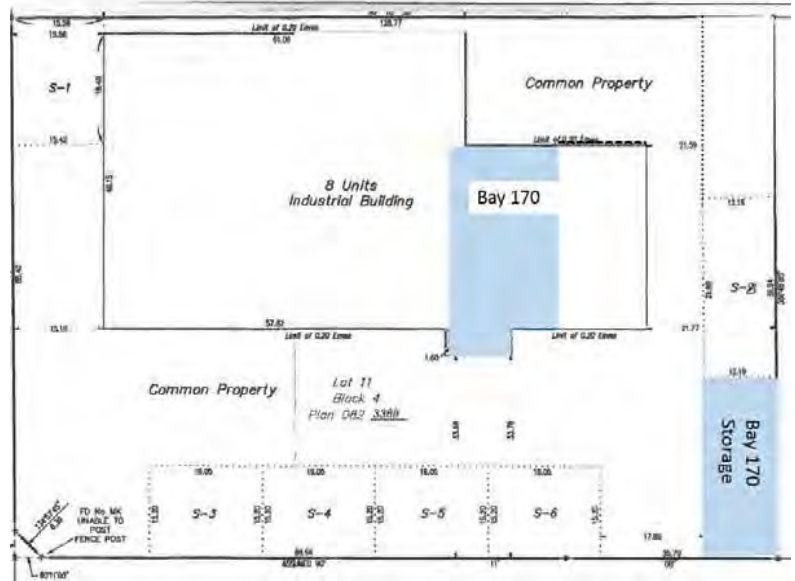
The unit is available for sale for \$700,000.00 or it can be leased for \$6.00 per SF for the first year of a long term lease to a qualified Tenant.



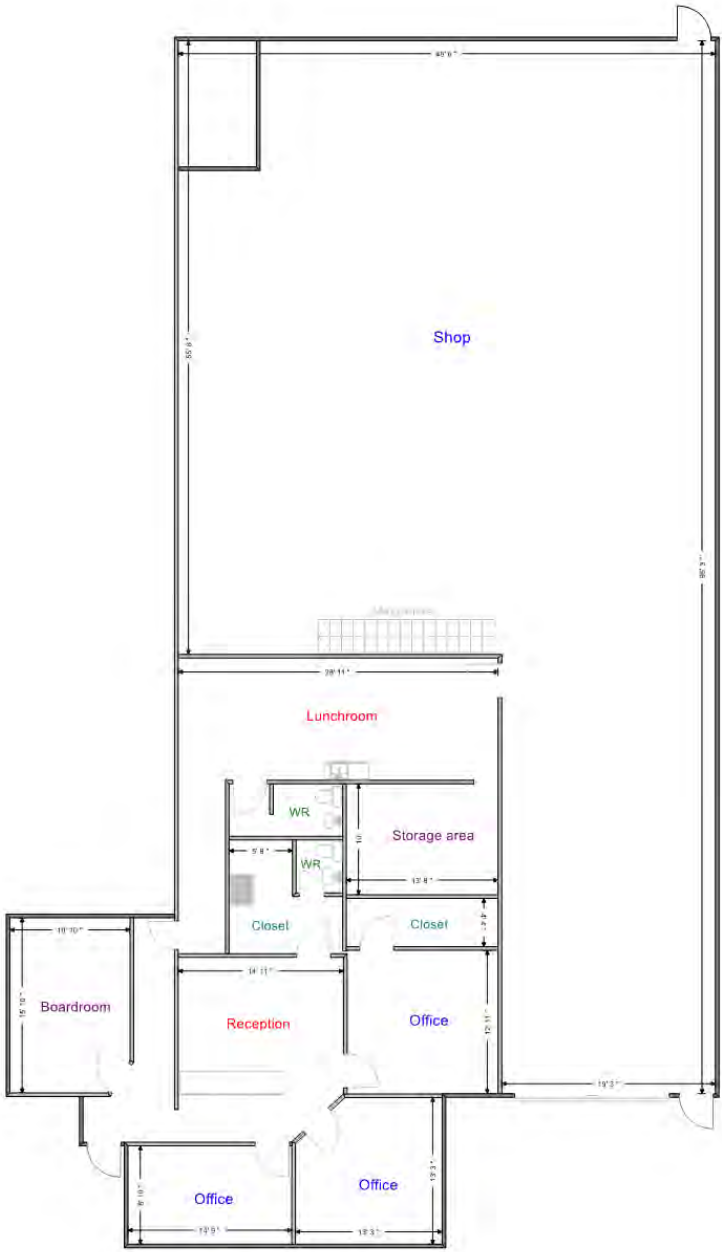
PROPERTY DETAILS

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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:	\$700,000.00
PROPERTY TAXES:	\$12,429.71 (2026)



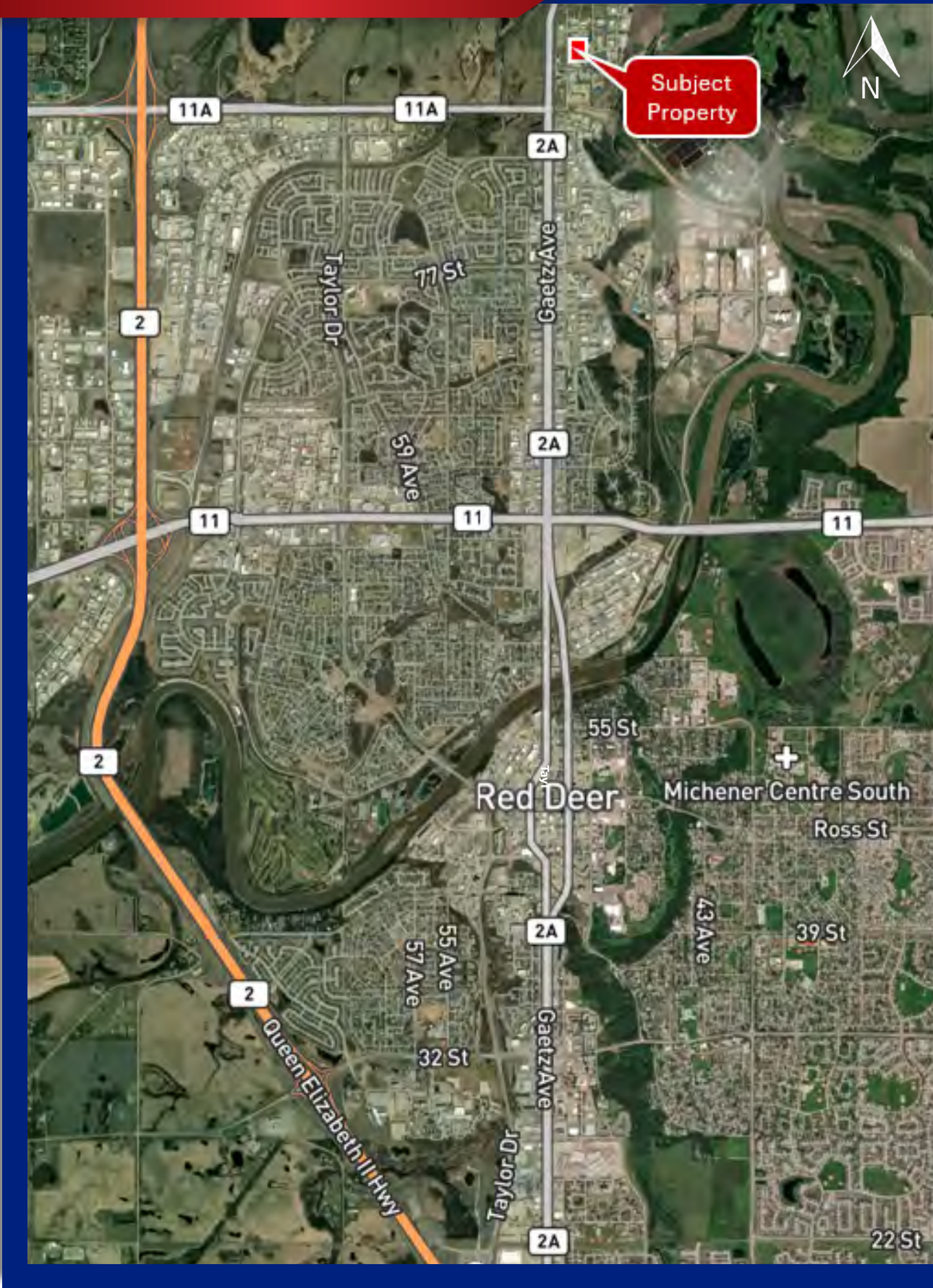
PROPERTY PHOTOS AND FLOOR PLAN



MORE PROPERTY PHOTOS



LOCATION / MAP



403.986.7777

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REMAX
COMMERCIAL
PROPERTIES

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

CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

REMAX
COMMERCIAL
PROPERTIES

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