

# FOR SALE

Bays 110 & 140, 8319 Chiles Industrial Avenue

Chiles Industrial Park



June 1 \$1,200,000  
June 15  
July 1  
July 15  
Aug 1  
Aug 15



**LOCATION:**

Chiles Industrial Park



**SITE AREA:**

10,900  
Square Feet



**ZONING:**

I1 - Industrial  
Business Service



**PRICE:**

\$1,200,000.00

**PRESENTED BY**

**CAM TOMALTY**

403.350.0075

cam@remaxcprd.com

**JEREMY MAKILA**

403.373.7333

jeremy@remaxcprd.com

**WWW.REDDDEERCOMMERCIAL.COM**

# THE PROPERTY

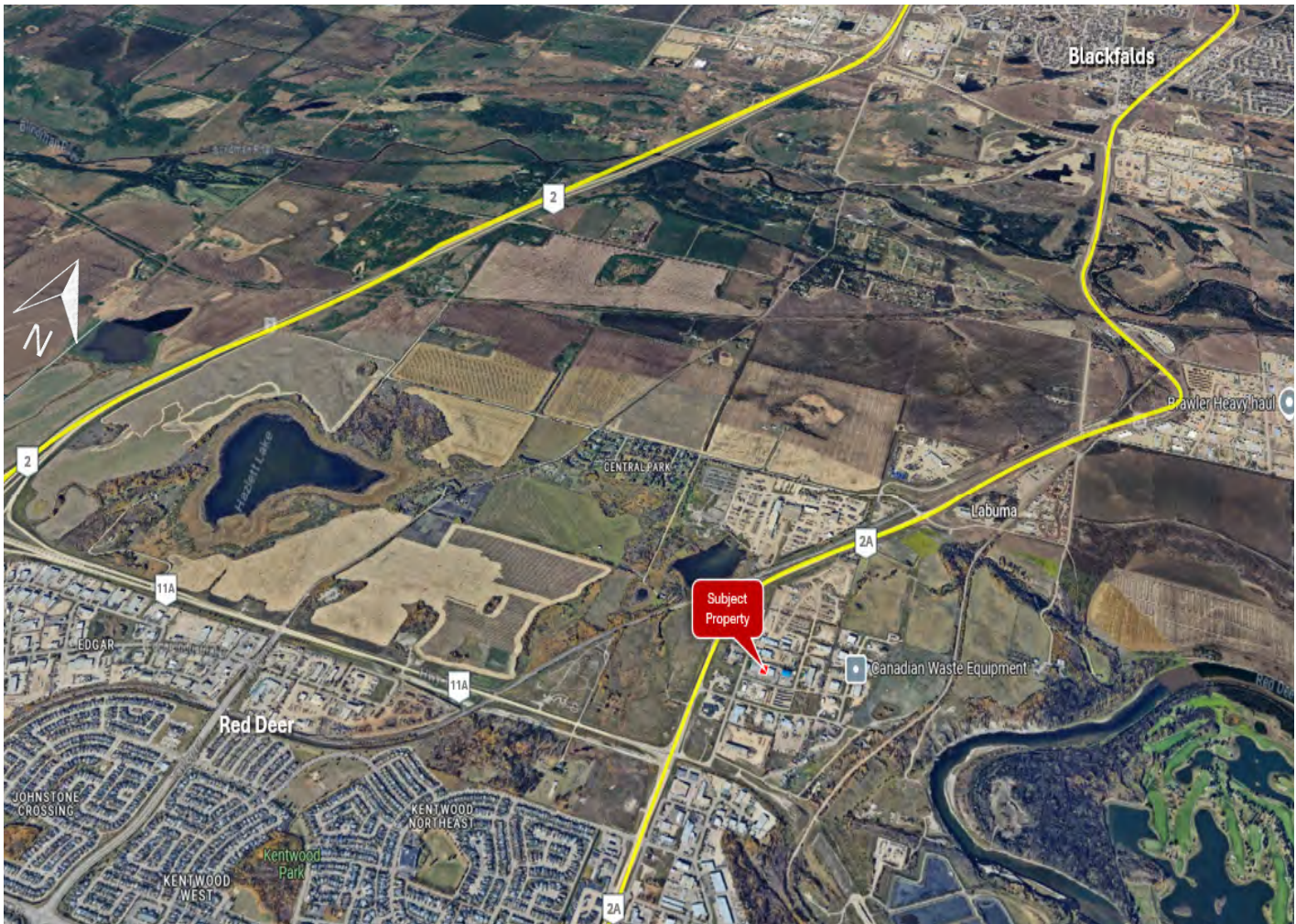
110 & 140, 8319 CHILES INDUSTRIAL AVE

**FOR SALE** - 10,900 SF industrial double-unit located in Chiles Industrial Park.

## Highlights include:

- » Recently renovated office area with reception, multiple offices, storage space, & a staff lunchroom.
- » Two warehouses - (1) 14' x 12' OH door & (1) 10' x 12' OH door.
- » Storage mezzanine.
- » 200 AMP Service.
- » Paved yard with dedicated storage area.
- » Easy access to Gaetz Avenue and Highway 2A.
- » Ample parking for staff and clients.

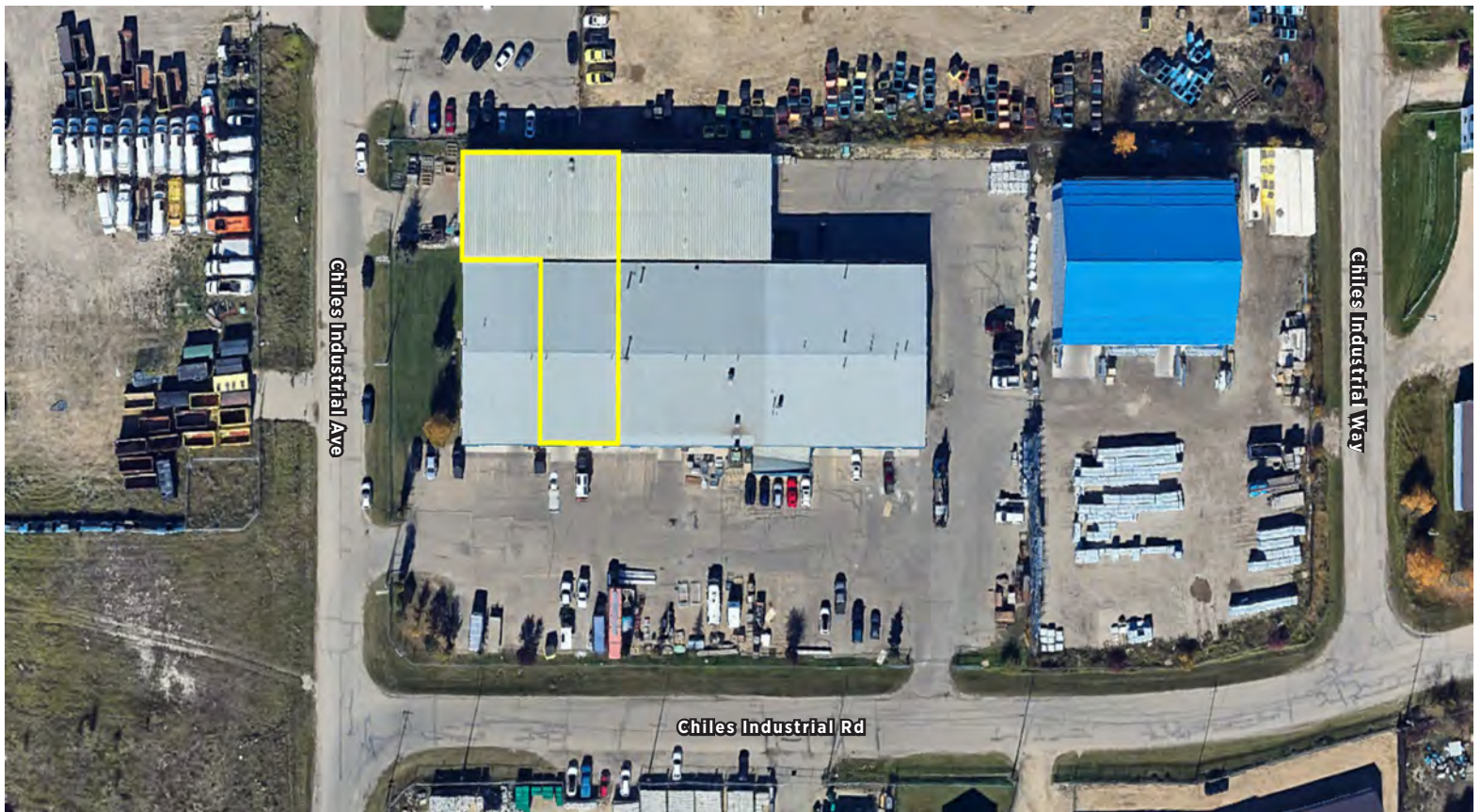
The units are listed for \$1,200,000.00 or can be leased for \$10.00 per SF for the first year of a long term lease to a qualified Tenant.



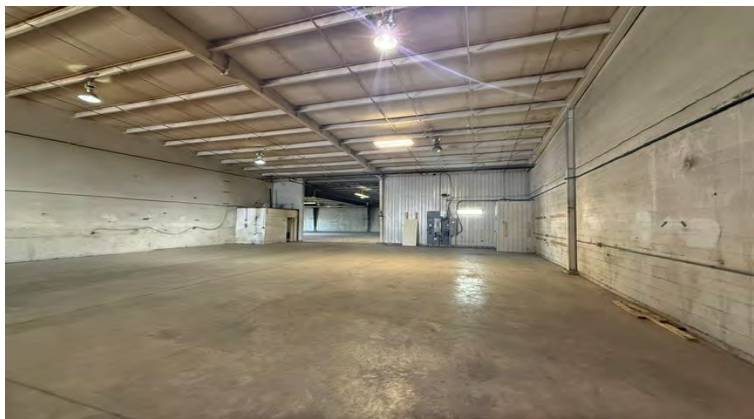
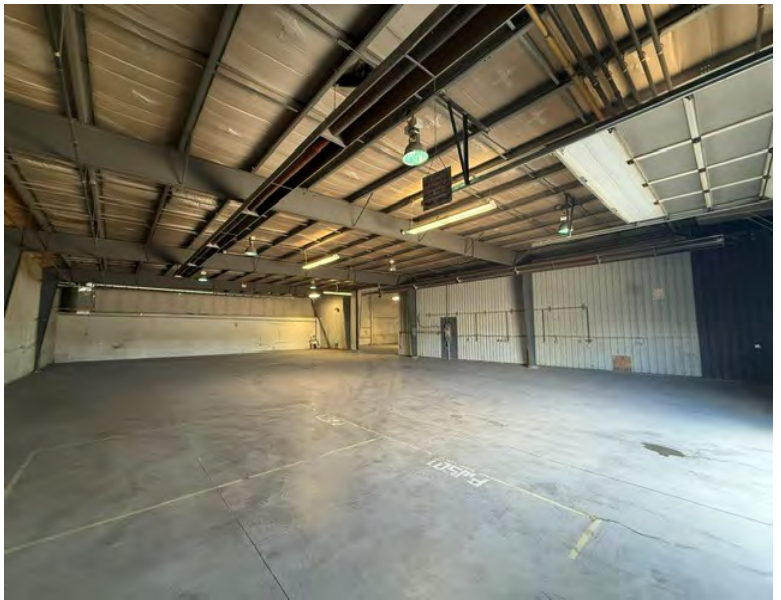
# PROPERTY DETAILS

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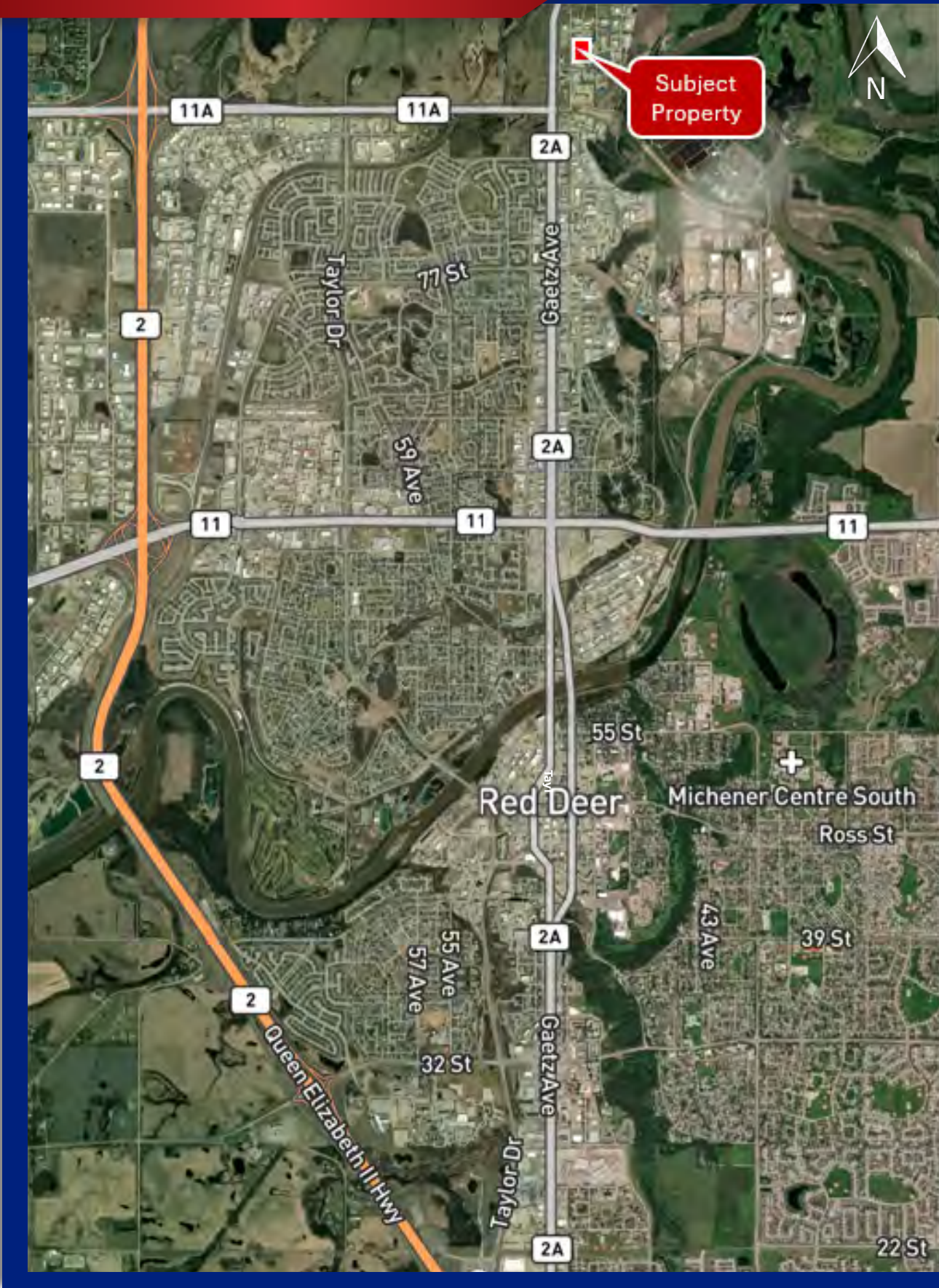
MUNICIPAL:	110 & 140, 8319 Chiles Ind. Avenue
LEGAL LAND DESCRIPTION:	Condo Plan 0823370, Units 1 & 4
TOTAL SIZE:	SF of Building ± <b>10,900 SF</b>
ZONING:	I1 - Industrial Business Service
YEAR BUILT:	1970's
PARKING:	Paved Parking Lot
SALE PRICE:	<b>\$1,200,000.00</b>
PROPERTY TAXES:	\$23,834.76 (2026)



# PROPERTY PHOTOS



# LOCATION / MAP



403.986.7777

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**REMAX**  
**COMMERCIAL**  
**PROPERTIES**

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

**REMAX**  
**COMMERCIAL**  
**PROPERTIES**

**YOUR RE/MAX COMMERCIAL TEAM**

**CAM TOMALTY**  
403 350 0075  
[cam@remaxcprd.com](mailto:cam@remaxcprd.com)

**JEREMY MAKILA**  
403 373 7333  
[jeremy@remaxcprd.com](mailto:jeremy@remaxcprd.com)

**ROWAN OMILON**  
Licensed Assistant  
[rowan@remaxcprd.com](mailto:rowan@remaxcprd.com)

**RED DEER**

#401, 4911 51 Street  
Red Deer, AB T4N 6V4  
**403.986.7777**

[www.reddeercommercial.com](http://www.reddeercommercial.com)