



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**120, 8319 Chiles Industrial Avenue
Red Deer, Alberta**

MLS # A2101374



\$525,000

Division: Chiles Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,000 sq.ft.

Zoning: I1

Heating: Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All Lighting, overhead door opener, radiant heat bars, bathroom hot water heater

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.