



**GRASSROOTS**  
REALTY GROUP

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110 & 140, 8319 Chiles Industrial Avenue  
Red Deer, Alberta

MLS # A2315414



**\$1,200,000**

Division: Chiles Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,900 sq.ft.

Zoning: I-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in Chiles Industrial Park, this 10,900 SF double unit features a recently renovated office area with a reception, multiple offices, storage space, and a staff lunchroom. There are two shops/warehouses with (1) 14' x 12' overhead door and (1) 10' x 12' overhead door, as well as a storage mezzanine. Ample paved parking available and there is a dedicated outdoor storage area. This location offers excellent access to Gaetz Avenue and Highway 2A. The property is also available for lease.