

# \$6 - 170, 8319 Chiles Ind Avenue, Red Deer

MLS® #A2205046

**\$6**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Chiles Industrial Park, Red Deer, Alberta

Located in Chiles Industrial Park, this 5,848 SF unit is available for lease. The unit features a reception area, three front offices, two washrooms, a boardroom, a staff lunchroom with a sink, and additional closet and storage space. The shop is wide-open with a storage mezzanine and (1) 16' x 16' overhead door. The yard is fully paved with dedicated yard space along the east side of the property and ample parking available. Additional Rent is \$4.06 per square foot for the 2025 budget year. This introductory lease rate is for the first year of a long term lease to a qualified Tenant, with escalations.

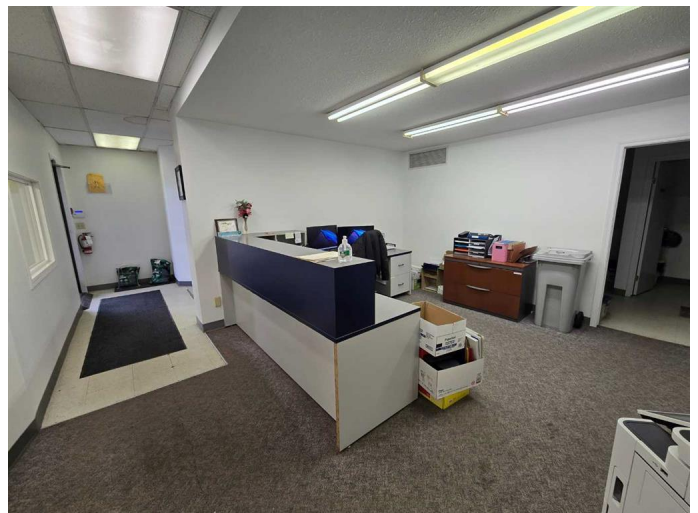
Built in 2008

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2205046   |
| Price      | \$6        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2008       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 170, 8319 Chiles Ind Avenue |
| Subdivision | Chiles Industrial Park      |
| City        | Red Deer                    |



|             |          |
|-------------|----------|
| County      | Red Deer |
| Province    | Alberta  |
| Postal Code | T4P 2V5  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 202              |
| Zoning         | I1               |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.