

FOR SALE

4841 Chiles Industrial Road

Red Deer, AB



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PROPERTY OVERVIEW

This 2.17-acre industrial parcel presents an opportunity to acquire development land within the established Chiles Industrial Park in north Red Deer. Zoned I1 Industrial, the property is well suited to a range of industrial, service commercial, warehouse and related business uses, subject to municipal approvals.

The site is conveniently located just off Highway 2A, providing excellent connectivity throughout Red Deer and the surrounding Central Alberta market. Gaetz Avenue is located nearby, while Highway 11A and the QEII Highway can be quickly accessed, making the property well positioned for businesses requiring efficient transportation routes, employee accessibility and connections throughout the region.

Chiles Industrial Park is an established employment and industrial district containing a diverse mix of industrial, commercial and service-oriented businesses. The property's location within this established area provides purchasers with an opportunity to develop within an existing industrial node while maintaining convenient access to Red Deer's primary commercial corridors and regional highway network.

The property is available for immediate possession, offering flexibility for purchasers looking to secure land for future development, owner-occupancy or investment.

PROPERTY DETAILS

LOCATION

Chiles Industrial Park

LEGAL DESCRIPTION

Plan 8022473, Block 3, Lot 3

SITE SIZE

2.17 Acres

ZONING

I1 - Industrial Business Service

SALE PRICE

\$293,000

POSSESSION

Immediate

ENVIRONMENTAL DISCLOSURE

The Property is known to have environmental contamination and is being offered for sale on an "as-is, where-is" basis. Environmental reports pertaining to the Property are available to prospective purchasers upon request.



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