



FOR SALE

8230 Chiles Industrial Ave

Red Deer, AB



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8230 Chiles Industrial Avenue

HIGHWAY 11A

HIGHWAY 2A

CHILES INDUSTRIAL AVENUE

PROPERTY OVERVIEW

This 2.51-acre industrial parcel offers a well-located land opportunity within the established Chiles Industrial Park in north Red Deer. Zoned I1 Industrial, the property is fully fenced and has previously been utilized for recreational and automotive vehicle storage, making it well suited for purchasers seeking secure industrial land with flexible future use potential, subject to municipal approvals.

The property benefits from direct exposure along Highway 2A, providing strong visibility and convenient access for businesses requiring efficient transportation connections. Highway 11A, Gaetz Avenue and the QEII Highway are all easily accessible, connecting the site to Red Deer, surrounding industrial areas and the broader Central Alberta market.

Chiles Industrial Park is an established industrial and commercial district supporting a diverse range of service, warehouse, automotive and light industrial users. The property's combination of highway exposure, secure fencing and industrial zoning provides an attractive opportunity for owner-users, investors or businesses requiring additional land for storage or future development.

The site is currently unserviced and is available for immediate possession.

PROPERTY DETAILS

LOCATION

Chiles Industrial Park

LEGAL DESCRIPTION

Plan 1269KS, Lot A

SITE SIZE

2.51 Acres

ZONING

I1 - Industrial Business Service

SALE PRICE

\$553,000

POSSESSION

Immediate



Central Alberta's Ambassador for Commercial Real Estate



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