

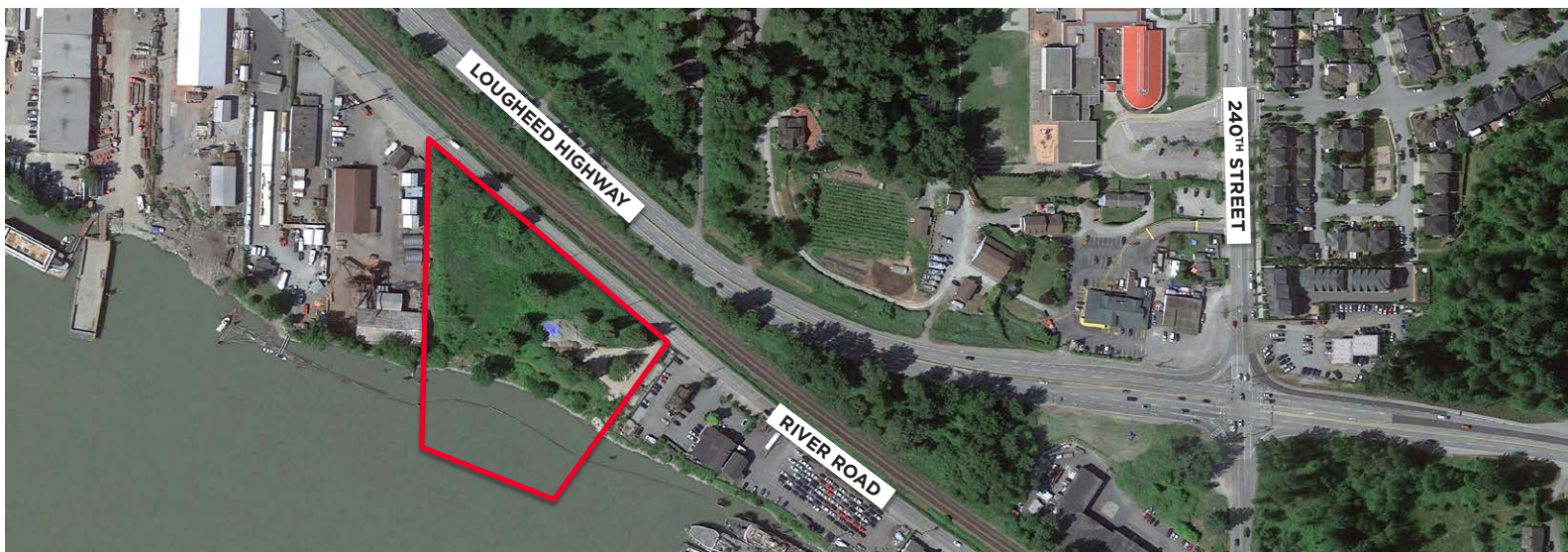


# FOR SALE

## 23782 RIVER ROAD

MAPLE RIDGE, BC

**RARE 4.28 ACRE INDUSTRIAL WATERFRONT SITE**  
ALBION INDUSTRIAL AREA



### William N. Hobbs

Personal Real Estate Corporation  
W. N. (Bill) Hobbs, B.Comm., R.I. (BC)  
Senior Vice President, Industrial  
**604 640 5808**  
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The subject property is located in Maple Ridge's Albion industrial area. The property is located approximately six miles from the third crossing of the Fraser River, the Golden Ears Bridge, and to the Port Kells Industrial area.

Lot 2, District Lot 405, Group 1, New Westminster District Plan 7324  
PID: 011-122-595

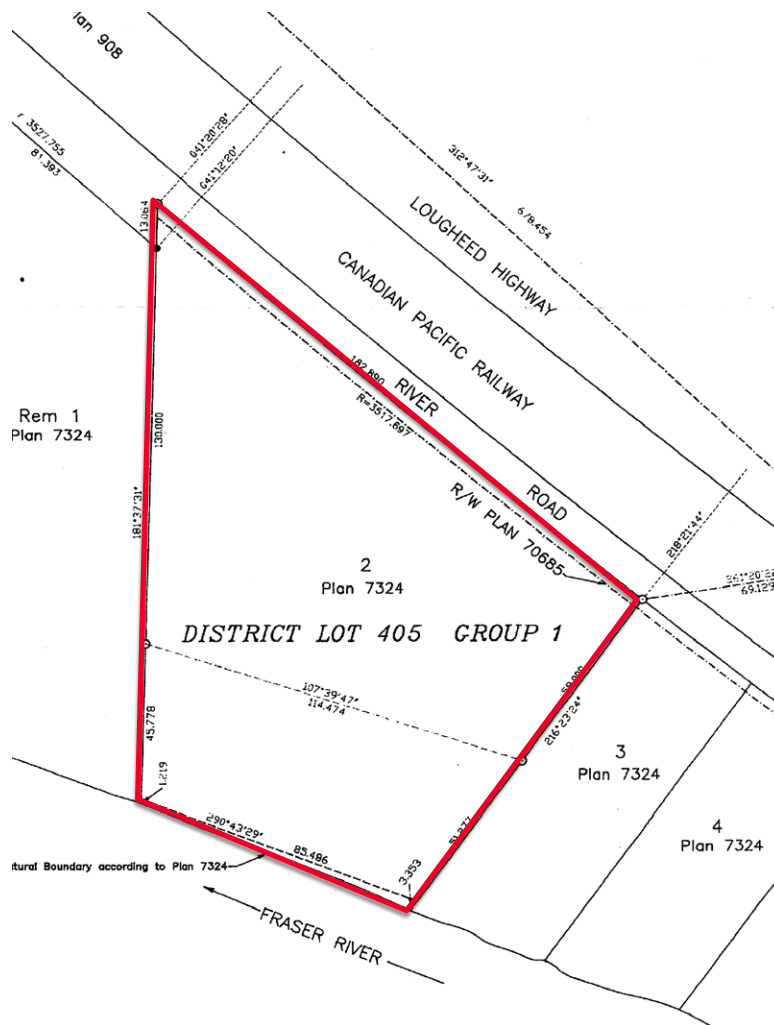
4.28 acres

M-2 (General) Industrial - allowing for a wide variety of manufacturing, distribution, assembly and service industrial uses.

- Waterfront lot
- Water access
- Fully serviced lot
- Environmental Report is being compiled and will be available upon request

Please contact the Exclusive Listing Agent

\$57,414.43



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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