



FOR SALE ±1.828 ACRE SITE
26190 130TH AVENUE
MAPLE RIDGE, BC

THE MOST AFFORDABLE INDUSTRIAL ACREAGE IN METRO VANCOUVER
KANAKA BUSINESS PARK // GRAVELED ±1.828 ACRE SITE



Exclusively Marketed by:

William N. Hobbs

Personal Real Estate Corporation
W. N. (Bill) Hobbs, B.Comm., R.I. (BC)
Senior Vice President, Industrial

604 640 5808 / bill.hobbs@cushwake.com



FOR SALE ±1.828 ACRE SITE

26190 130TH AVENUE

MAPLE RIDGE, BC

LOCATION

This new business park in Maple Ridge, one of the fastest growing communities in Metro Vancouver, is located east of 256th Street and north of Dewdney Trunk Road, the major east-west thoroughfare in Maple Ridge. Additional road linkages include the Lougheed Highway (Hwy #7), which will access the new six lane Golden Ears Bridge opened in June, 2009, which crosses the Fraser River at 200th Street in Langley. The new Pitt River Bridge provides improved access to the Tri-City area and other communities to the west.

CIVIC ADDRESS

26190 130th Avenue, Maple Ridge, BC

LEGAL DESCRIPTION

Lot 2 Section 25 Township 12 New Westminster District Plan BCP44861
PID: 028-248-694

ZONING

M-2 (General), Industrial which allows for a wide variety of manufacturing, distribution, service, assembly and outside storage uses. This zoning also permits a residential dwelling accessory use.

FEATURES

- Geotechnical/Environmental reports complete
- Graveled
- Level and secure
- The site can be fenced as required by the Owner

SITE SIZE

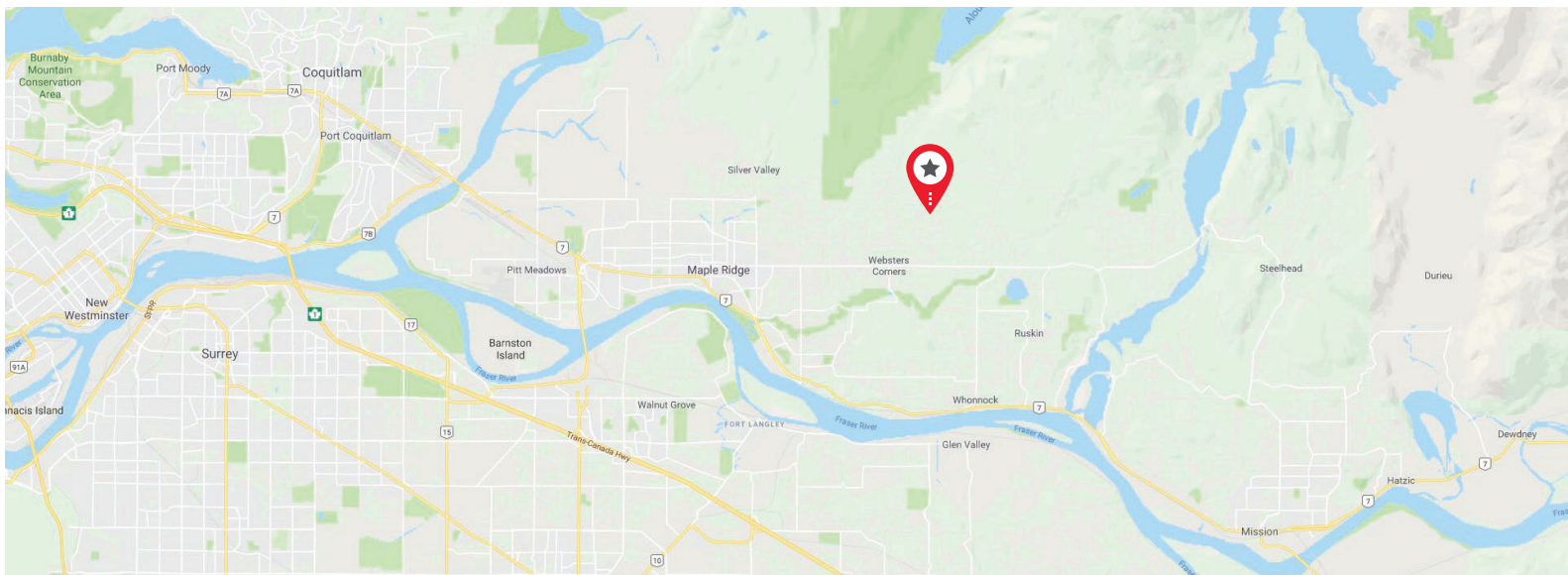
1.828 acres (0.74 Ha)

SALE PRICE

\$2,449,500 (\$1.34M/ac, net of municipal DCC's)

TAXES (2018)

\$17,856.37



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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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