



FOR SALE

13030 LILLEY DRIVE

MAPLE RIDGE, BC

KANAKA BUSINESS PARK
0.99 ACRE INDUSTRIAL LOT WITH BUILDING PLANS



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LOCATION

Kanaka Business Park is located east of 256th Street and north of Dewdney Trunk Road, a major east-west thoroughfare in Maple Ridge. Its proximity to Lougheed Highway facilitates access east to Mission and Highway 1, while the Golden Ears Bridge and Pitt River Bridge connect the property to the Fraser Valley, U.S. border, the Tri-City areas and the rest of Metro Vancouver.

LEGAL DESCRIPTION

Lot 35 Section 25 Township 12
New Westminster District Plan BCP42202
(PID: 028-047-923)

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.

SITE SIZE

0.99 acres (43,270 SF).
The net usable area is 0.546 acres (23,784 SF).

PROPERTY TAXES (2020)

\$10,758.60

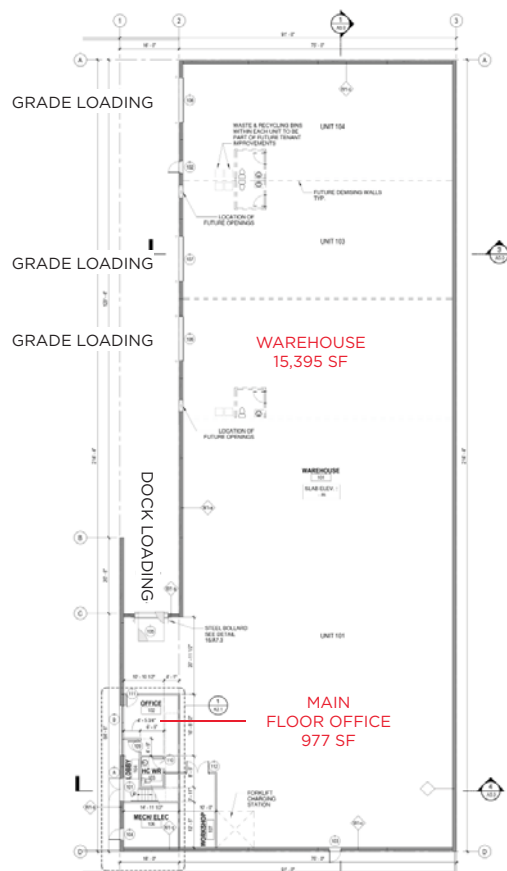
SALE PRICE

\$1,649,000

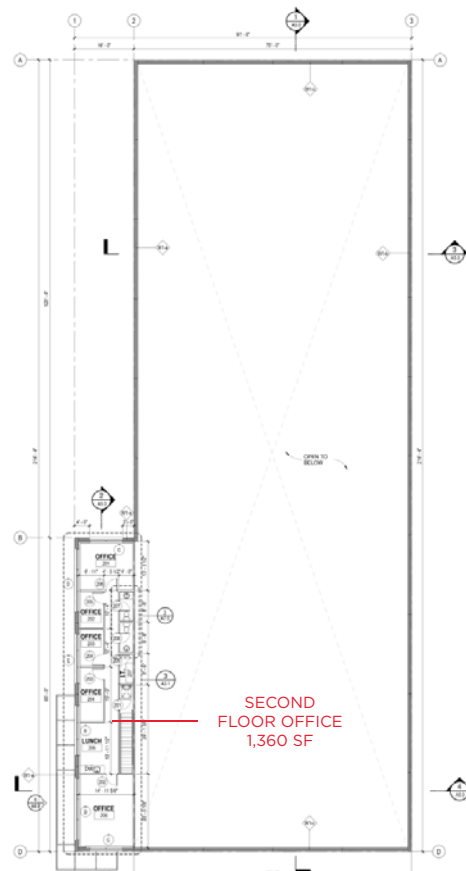
COMMENTS

Potential for approximately 18,467 SF building with multi-tenant design. Seller will also consider constructing the proposed building for a potential buyer at a pre-set price. Short term land leases will be considered for \$2.00 PSF/annum, net, plus GST.

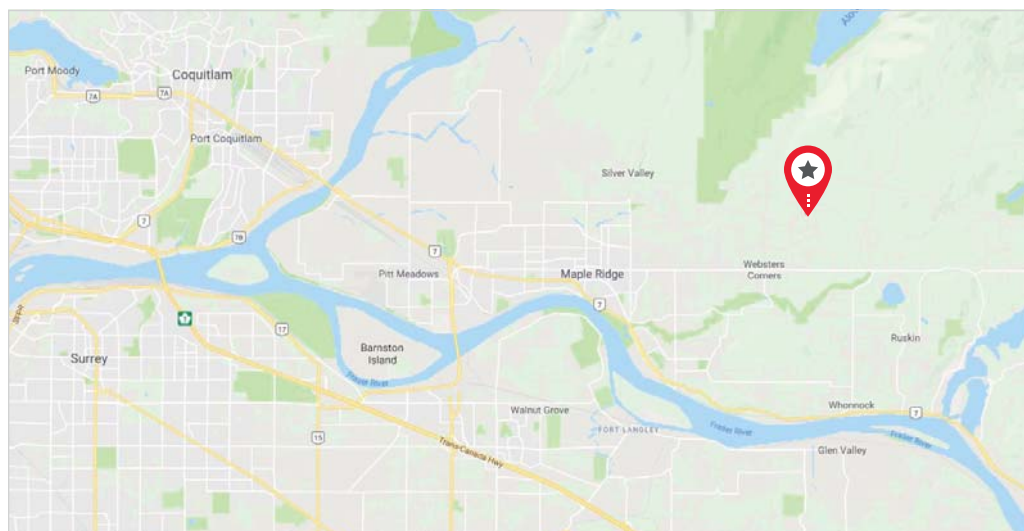
POTENTIAL BUILDING DESIGN



MAIN FLOOR



SECOND FLOOR



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