



For  
Sale

**1 acre of vacant industrial land**

**12990 Katonien Street**  
Kanaka Business Park

PROPERTY HIGHLIGHTS

\$

Price

\$3,395,000.00

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PID

028-047-800

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Property taxes

\$26,130.87

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Vacant possession

January 1, 2024

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Gross site area

1 acre

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Net site area

0.85

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Site has been leveled and graded

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Legal

LOT 23 SECTION 25  
TOWNSHIP 12 NEW  
WESTMINSTER DISTRICT  
PLAN BCP42202

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Services

- Natural gas to lot line
- Municipal water to lot line
- Septic tank + field

🏠

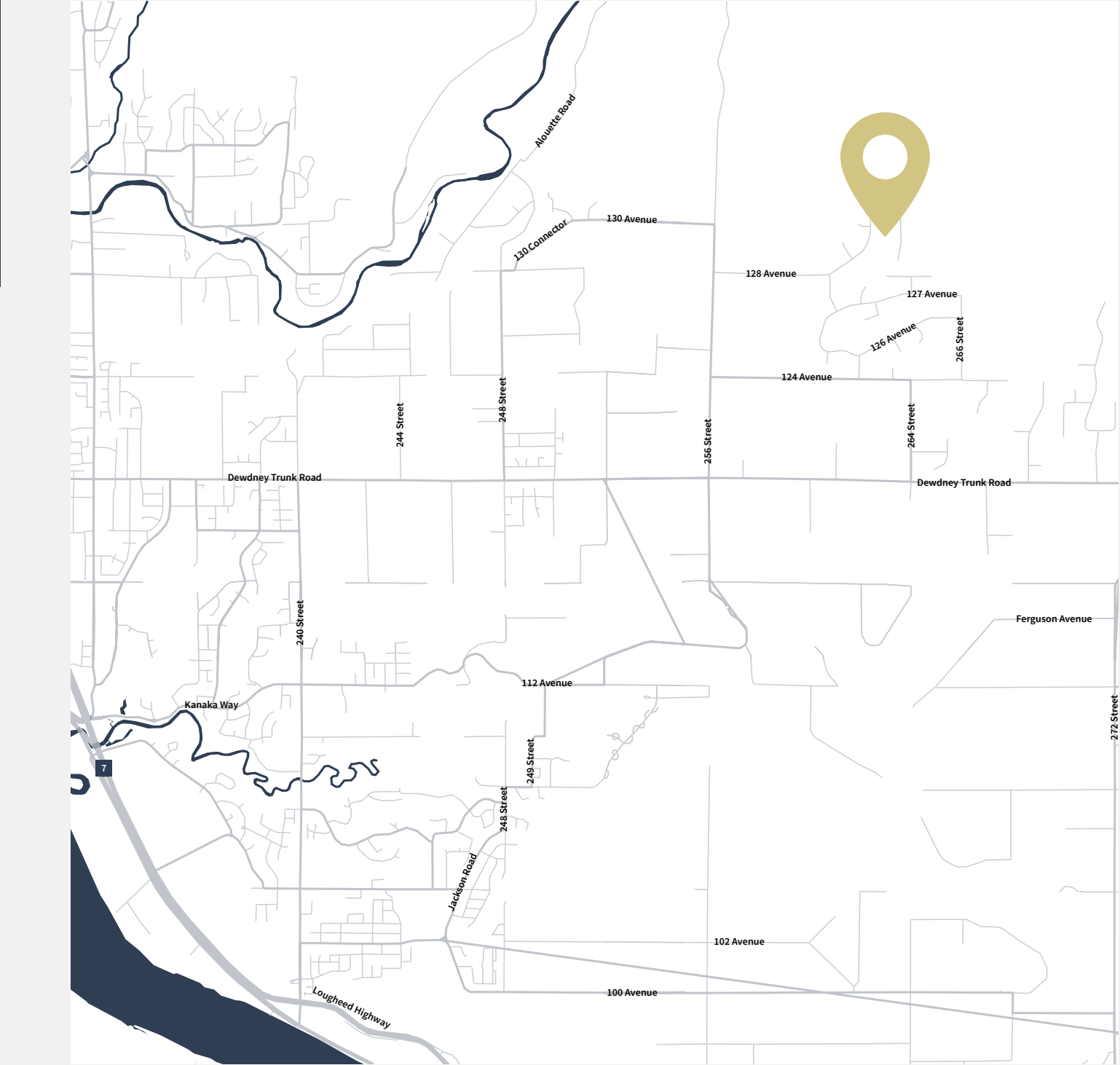
Zoning

M- 2 General Industrial - allows for a wide range of industrial uses including manufacturing, distribution and outside Storage



LOCATION

The subject property is located in Kanaka Business Park, east of 256th Street and north of Dewdney Trunk Road, the major east west thoroughfare in Maple Ridge. The property has access to Lougheed Highway which connects to the Golden Ears Bridge crossing the Fraser River to Langley.





**Casey Bell\***

Executive Vice President

+1 604 998 6014

casey.bell@jll.com

\*Personal Real Estate Corporation



**Stefan Morissette\***

Senior Vice President

+1 604 657 0801

stefan.morissette@jll.com

\*Personal Real Estate Corporation



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Metro Vancouver  
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jll.ca  
510 West Georgia Street, Suite 2150  
Vancouver, BC V6B 0M3  
Jones Lang LaSalle Real Estate Services, Inc.

