



For
Sale/Lease

1 acre of vacant industrial land
12990 Katonien Street
Kanakanak Business Park

PROPERTY HIGHLIGHTS



PID
028-047-800



Gross site area
1 acre



Net site area
0.85



Vacant possession
Immediate



Site has been
leveled and
graded



Legal
LOT 23 SECTION 25
TOWNSHIP 12 NEW
WESTMINSTER DISTRICT
PLAN BCP42202



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



Price
\$3,395,000.00



Property taxes
\$26,130.87

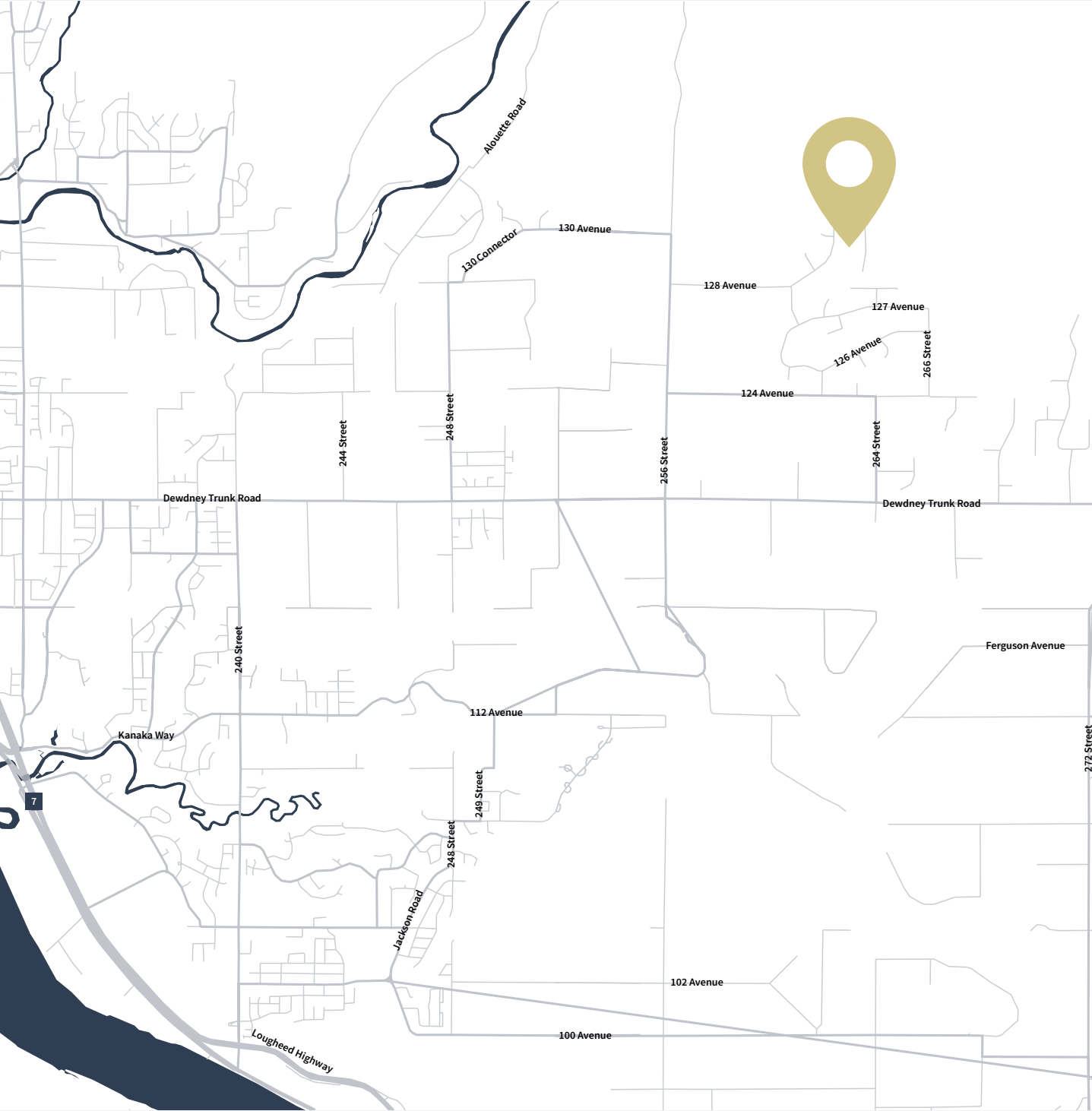


Gross lease rate
\$2.50 PSF



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.





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