

# For Sale/Lease

## 1 acre of vacant industrial land

**12990 Katonien Street** Kanaka Business Park

#### **PROPERTY HIGHLIGHTS**



PID 028-047-800



Site has been

leveled and

graded

Gross site area 1 acre

LOT 23 SECTION 25

**TOWNSHIP 12 NEW** 

PLAN BCP42202

WESTMINSTER DISTRICT



Net site area 0.85

• Natural gas to lot line

• Septic tank + field

• Municipal water to lot line



Vacant possession Immediate



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

\$

Price



 $\equiv$ 

Legal



Services

\$3,395,000.00 \$26,130.87

Property taxes

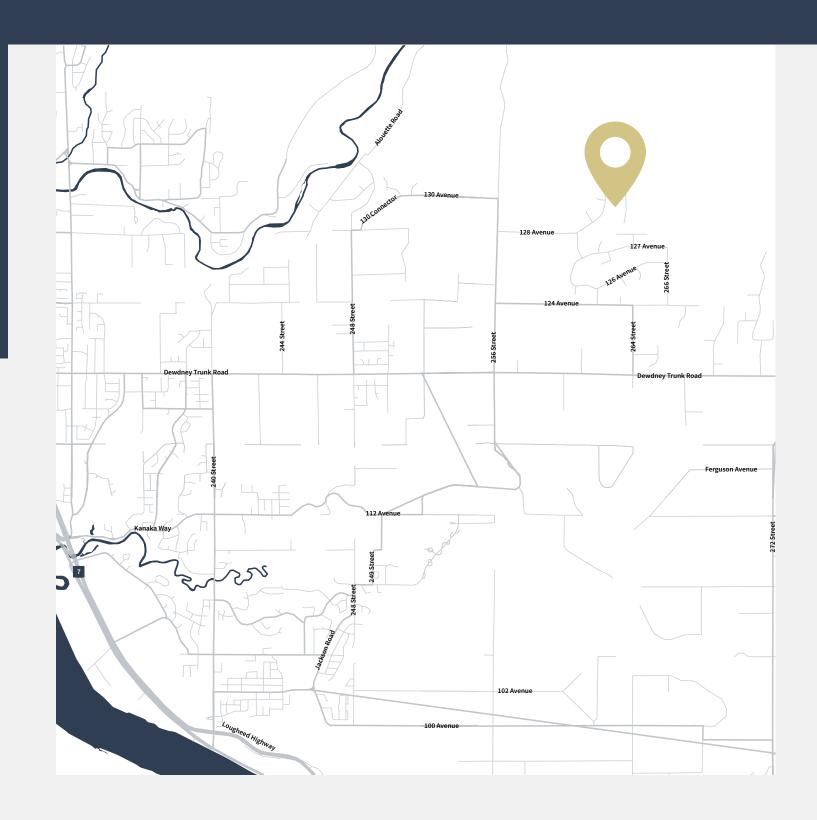


**Gross lease rate** \$2.50 PSF

235.18 ft / 71.68 m 174.62 ft / 53.22 m 172.84 ft / 52.68 m 22.56 ft / 6.88 m 3.25 ft / 0.99 m 212.43 ft / 64.75 m

#### 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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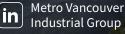
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