




**For
Sale**


1 acre of vacant industrial land

**12990 Katonien Street
Kanaka 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
\$2,500,000

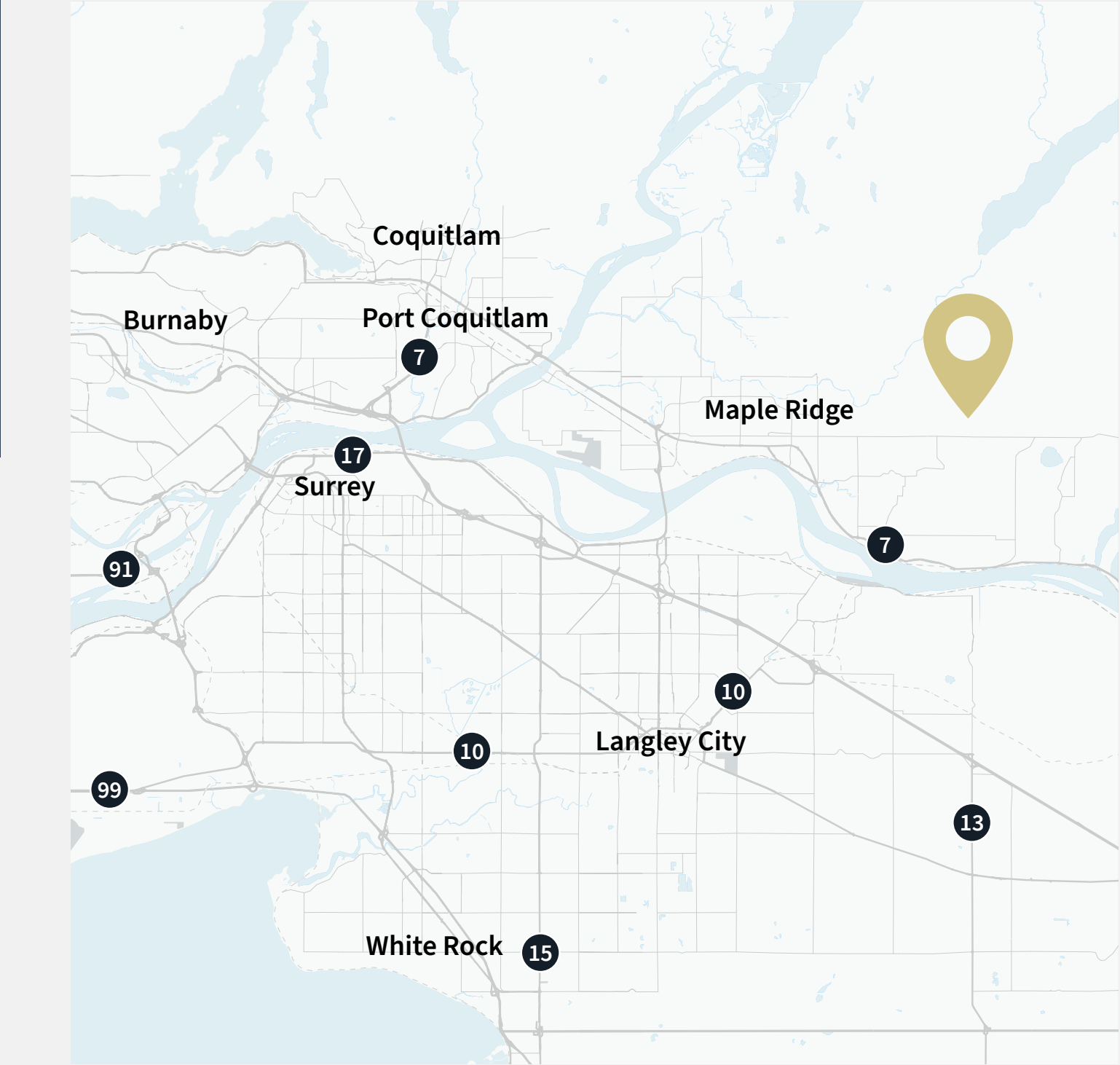


Property taxes
\$26,130.87



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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