

For Sale

1 acre of vacant industrial land

12990 Katonien Street Kanaka Business Park

PROPERTY HIGHLIGHTS



PID

028-047-800



Site has been leveled and graded

Legal

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



1 acre

Gross site area

Net site area

0.85



Vacant possession Immediate



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



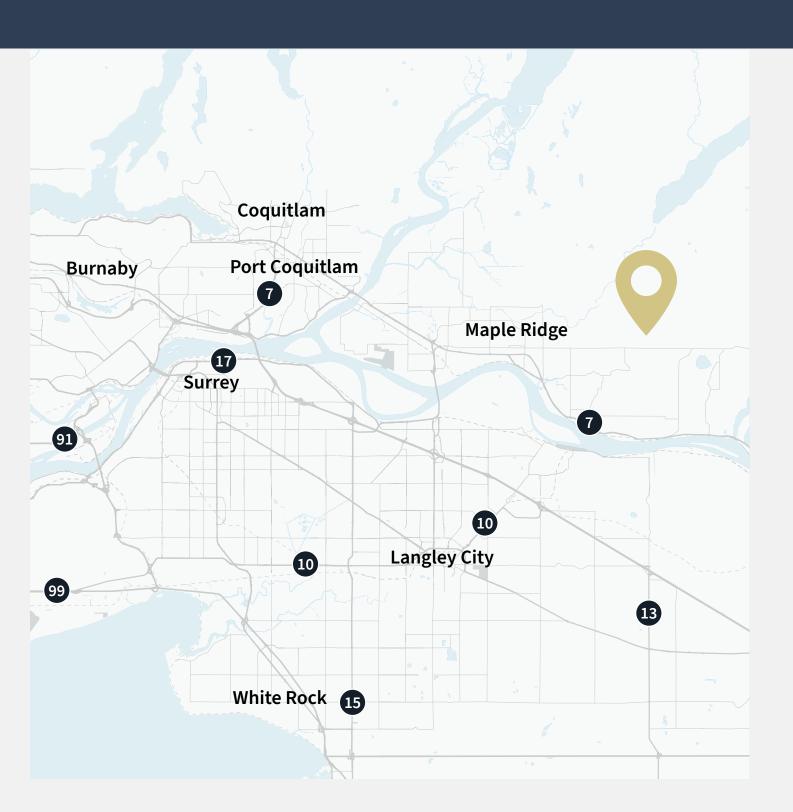
Price \$2,500,000

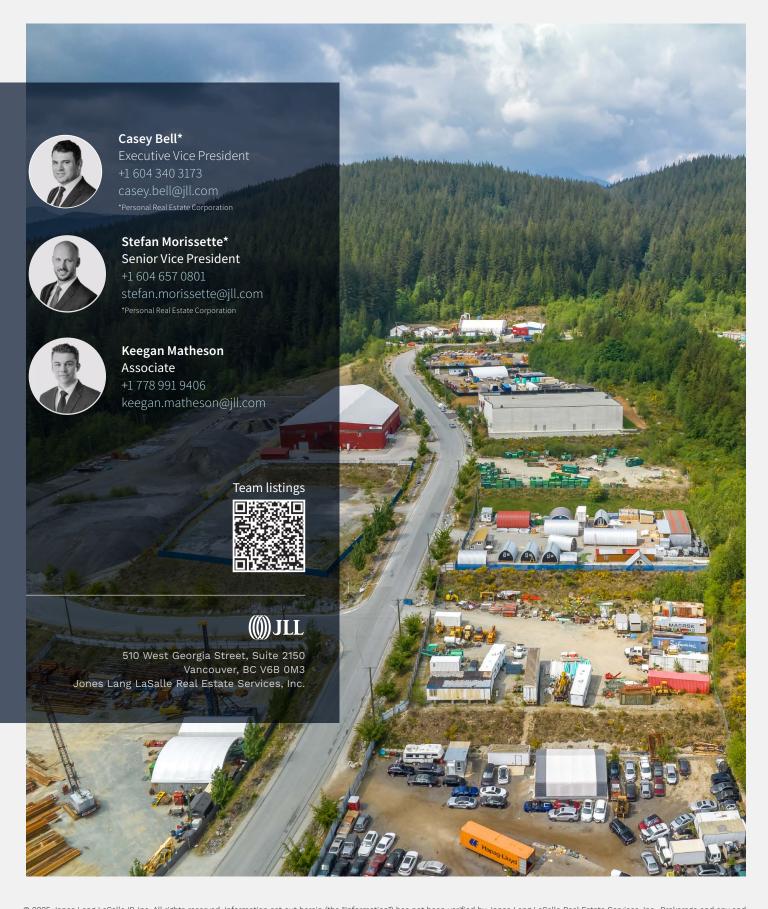
Property taxes \$26,130.87



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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