

11 & 20 20172 113B AVENUE, MAPLE RIDGE
UNIQUE LIVE/WORK SPACE WITH M-3 ZONED WAREHOUSE

**FOR
SALE**



WILLIAM | WRIGHT



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Rare Opportunity

Unique Live/Work Space with M-3 Zoned Warehouse

Discover a rare find with this exceptional live/work legal residential unit combined with an M-3 zoned warehouse. This unique offering consists of two strata lots. The living space features a one-bedroom plus den, a full kitchen, a living room, a dining area, and a washer and dryer, all within 887 sq ft.

The warehouse includes a two-piece bathroom, an extra sink, and grade-level loading. Imagine the convenience of living where you work, with easy access to all major transportation routes via Golden Ears Way.

This is the only live/work unit in the entire complex, making it a truly unparalleled opportunity. Don't miss out on this distinctive and versatile property.

Potential option to purchase just the warehouse or the upstairs unit separately. Both have separate entrances.**

**Subject to strata approval



Legal Live Work/Care Taker Suite



Close Proximity To Major Highways and Bridges



Corner Unit



Central Location

Salient Facts



SIZE

± 1,787 SQFT



PARKING

2 Stalls



ZONING

M-3



PROPERTY TAXES

\$8,099.05



STRATA FEES

\$348.84



PID

023-835-605 / 023-835-699

LEGAL DESCRIPTION

STRATA LOT 11, PLAN LMS2889, DISTRICT LOT 280, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1



STRATA LOT 20, PLAN LMS2889, DISTRICT LOT 280, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

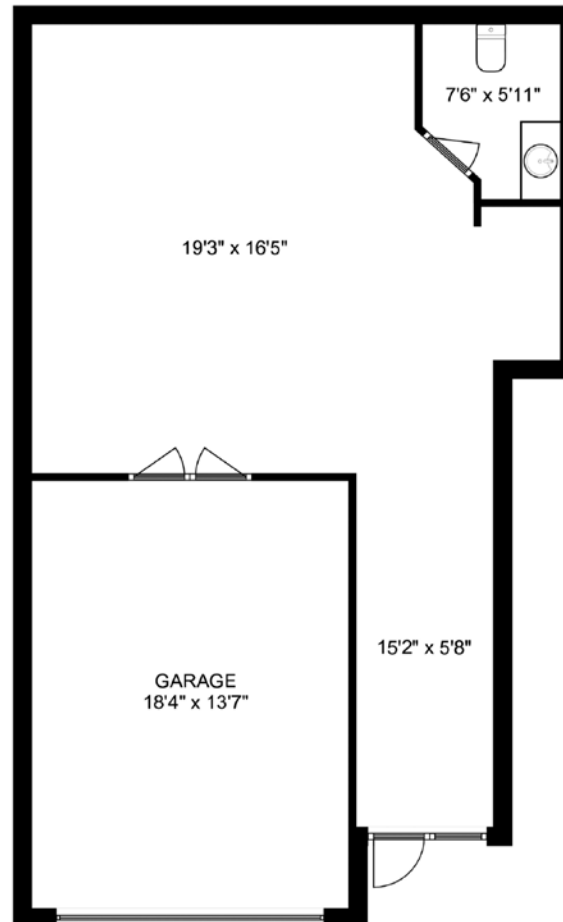


PRICE

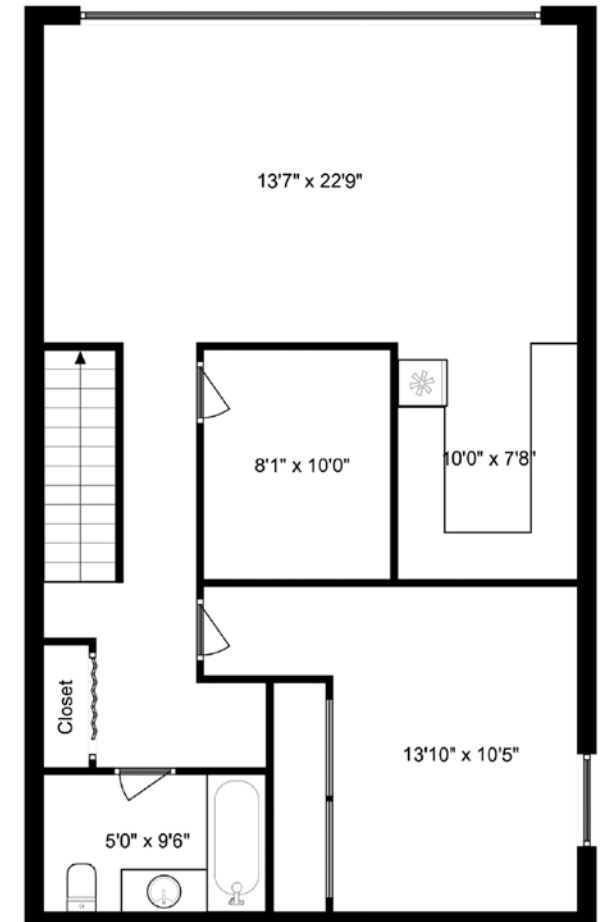
\$1,175,000



Lower



Upper





INCLUDES
two-piece
bathroom, an extra
sink, and grade-
level loading





INCLUDES

one-bedroom plus den, a full kitchen, a living room, a dining area, and a washer and dryer





FORD RD

MEADOWTOWN SHOPPING CENTRE
ANCHOR TENANTS INCLUDE WINNERS & HOMESENSE, CANADIAN TIRE, STAPLES, CINEPLEX, MICHEALS, SPORT CHEK

PITT MEADOWS ELEMENTARY

MAPLE MEADOWS TRAIN

HAMMOND RD

PITT MEADOWS SECONDARY

WEST ST

PITT MEADOWS REGIONAL AIRPORT

SUBJECT PROPERTY

AIRPORT WAY

PITT RIVER REGIONAL GREENWAY

GOLDEN EARS WA

KATZIE PHARMACY

KRUNCHICKEN

DRIVING DISTANCES

MAPLE MEADOWS TRAIN	4 MIN DRIVE
PITT MEADOWS REGIONAL AIRPORT	5 MIN DRIVE
MEADOWTOWN SHOPPING CENTRE	6 MIN DRIVE
GOLDEN EARS WAY	10 MIN DRIVE

Location

This prime location offers convenience and tranquility. Just off Golden Ears Way, it provides excellent access to major routes, connecting you to Langley, Surrey, and Vancouver. Nearby amenities include shopping centers, restaurants, and essential services. The area boasts abundant recreational opportunities with parks and leisure centers. Quality schools and employment opportunities in Maple Ridge's industrial and commercial hub enhance its appeal for both residential and business use.

For More Information Contact

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