

**AVISON
YOUNG**

For Sale or Lease

102 – 12835 Lilley Drive
Maple Ridge, BC

PRICE REDUCED



Small-bay industrial unit
at Kanaka Work Spaces

Gord Robson*, Principal
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**Gord Robson Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
604 260 1869
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Property details

PID

030-984-131

LEGAL DESCRIPTION

Strata Lot 2, Section 25, Township 12, NWD Strata Plan EPS6346

UNIT SIZE

1,650 sf

ZONING

M-2 (General Industrial)

For a full copy of the zoning bylaw, [please click here](#).

YEAR BUILT

2019

LEASE RATE

\$19.00 psf

ADDITIONAL RENT

\$5.50 psf

SALE PRICE

\$849,999.00

STRATA FEE

\$300.92 per month

PROPERTY TAXES (2024)

\$7,400.32

AVAILABILITY










Vacant possession on closing

Opportunity

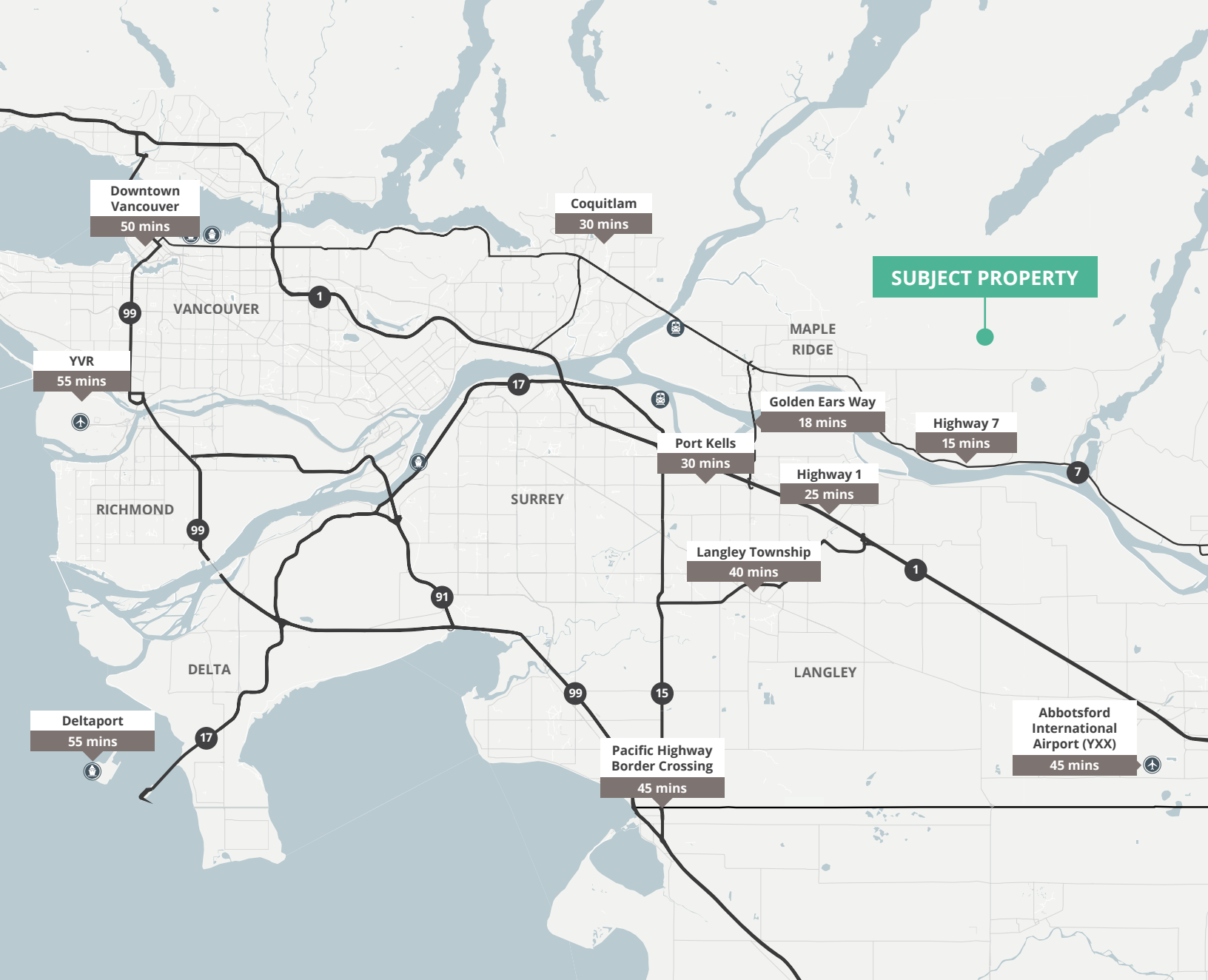
Avison Young presents an opportunity to purchase or lease a small-bay industrial strata unit in the desirable Kanaka Business Park. This well-maintained, fully fenced complex features a 1,650 sf warehouse unit, with front office showroom and bonus mezzanine storage.

Strategically located north of Dewdney Trunk Road and east of 256th Street, the North Kanaka Business Park is just minutes from downtown Maple Ridge, offering easy access to the Golden Ears Bridge to Langley and Surrey, as well as the Mission Bridge to Abbotsford.

Property highlights

-  **Loading**— One (1) 12' by 14' grade level loading door
-  **Parking**— One (1) dedicated parking stall plus loading bay, and visitor parking
-  **Sprinklers**— Fully sprinklered
-  **Electrical**— 100-amp, 600-volt, 3-phase main power supply
-  **Height**— 20' clear
-  **Warehouse Lighting**— LED lights in the warehouse
-  **Heating & Cooling**— Radiant tube heating in the warehouse
-  **Washrooms**— One accessible washroom on ground floor
-  **Other**— Roof access directly from the unit
-  **Gated & Secured Complex**— Security fencing around the entire site with 2 keypad and key fob operated gates
-  **Mezzanine**— Bonus mezzanine storage





Drive Times

Highway 7	15 minutes
Golden Ears Way	18 minutes
Highway 1	25 minutes
Port Kells	30 minutes
Coquitlam	30 minutes
Langley Township	40 minutes

Downtown Vancouver	50 minutes
YVR	55 minutes
Delta port	55 minutes
Abbotsford Airport	45 minutes
US border	45 minutes

Contact for more information

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