

FOR SALE

**13140 Katonien Street,
Maple Ridge, BC**

Well-Located 1 Acre Industrial Parcel in Kanaka Business Park



Derek Nystrom

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13140 KATONIEN STREET

Maple Ridge, BC

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.

SALIENT DETAILS

CIVIC ADDRESS

13140 Katonien Street, Maple Ridge

LEGAL DESCRIPTION

LOT 27, PLAN BCP42202, SECTION 25, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID

028-047-842

INDUSTRIAL NODE

Kanaka Business Park

SITE SIZE

1 acre

ENVIRONMENTAL

Yes - Clean Phase 1

ZONING DESIGNATION

M-2 - General Industrial

ELECTRICAL

600V 3 Phase

OCP

Industrial

PROPERTY TAX (2022)

\$27,743.44

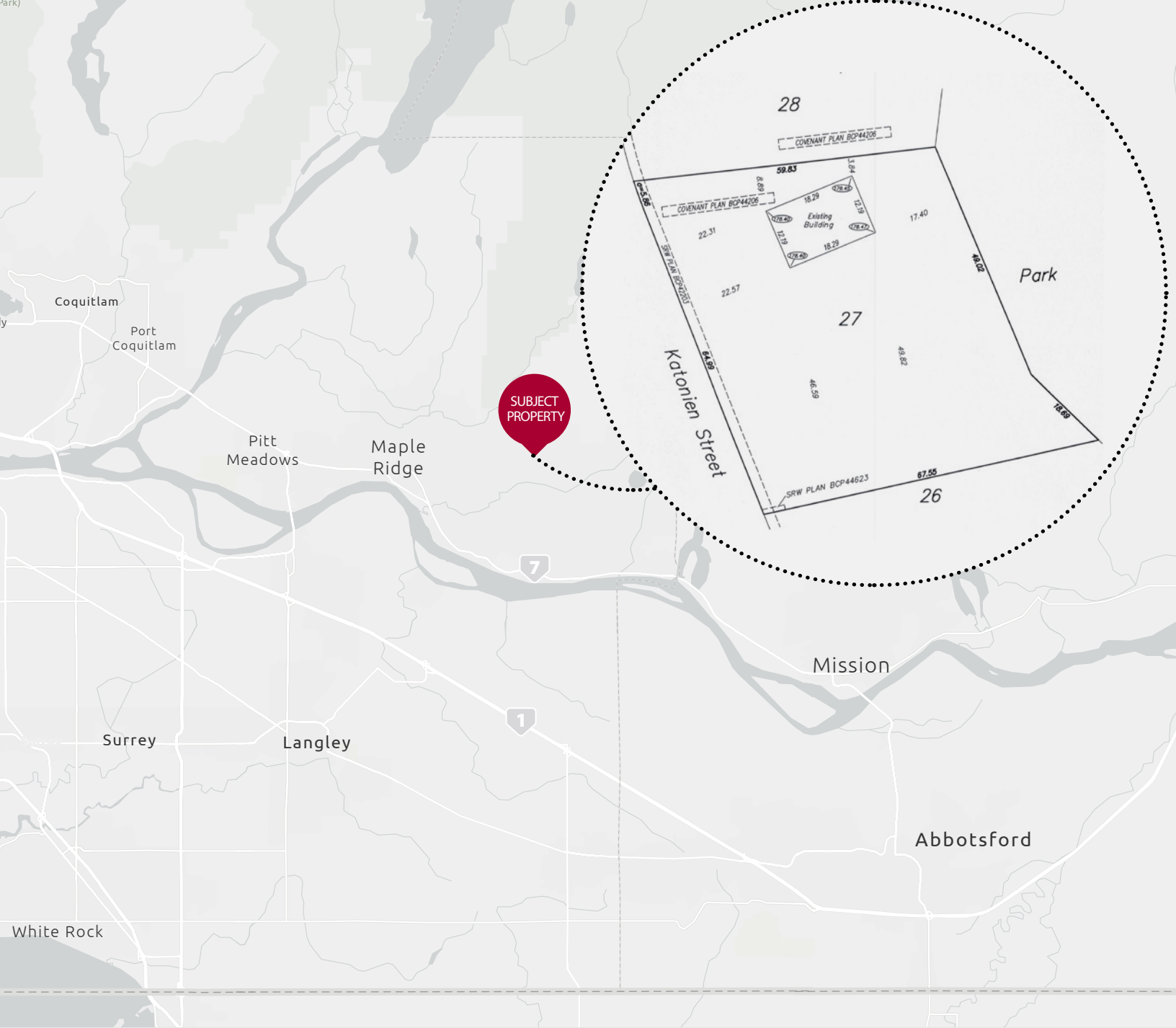
LIST PRICE

\$3,650,000

FEATURES

- » Graveled
- » Level and secure
- » Services at road - gas and water
- » Fully fenced & gated for compliance for outside storage
- » Clean COC (Environmental Certificate of Compliance)
- » Detailed Geotechnical Report and Servicing information
- » +/- 2,400 SF quonset with concrete foundation (slab-on-grade)





Travel Times

Dewdney Trunk Road

3min

Lougheed Highway

15min

Golden Ears Bridge

22min

Langley City

40min

Abbotsford International Airport

55min

US Border

60min

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