

FOR SALE

13170 KATONIEN STREET,
MAPLE RIDGE, BC V2W 0J2



CAMERON MANNING
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FOR SALE

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PRICE

\$2,400,000

PROPERTY MEASUREMENT

- 44,344 sq. ft. Land Size
- 1.018 acre

ABOUT

Welcome to Kanaka Business Park, one of Metro Vancouver's fastest-growing commercial hubs. This leveled, graveled, and fully fenced corner lot offers a blank canvas for your industrial or commercial venture. Zoned M-2 General Industrial, it provides the flexibility to accommodate a wide range of business uses.

Strategically located just east of 256th Street and north of Dewdney Trunk Road, the property boasts convenient access to Lougheed Highway, directly linking to the Golden Ears Bridge for easy travel across the Fraser River to Langley and beyond.

Essential services including municipal water and natural gas are already available to the lot line, making your development process even smoother.

This rare, vacant parcel is ready and waiting—position your business for success in a thriving, connected location.

PROPERTY DETAILS

Industrial/Commercial Land

AVAILABLE

Immediately



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REALTY

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THE DETAILS

Legal Description:

LOT 28, PLAN BCP42202,
SECTION 25, TOWNSHIP 12,
GROUP 1, NEW
WESTMINSTER LAND
DISTRICT

Land Size:

44,344.00 sq.ft.

PID:

028-047-851

Current Zoning:

M-2 General Industrial

Price:

\$2,400,000

Annual Tax:

\$32,672.72



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