

# FOR SALE

2,200 sf Strata Industrial Office/Warehouse with Legal Residential Suite  
Maple Meadows Industrial Park



*Unit 102- 20050 Stewart Crescent, Maple Ridge, BC*

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Global Real Estate Solutions<sup>SM</sup>

# FOR SALE

## 2,200 sf Strata Industrial Office/Warehouse with Legal Residential Suite Maple Meadows Industrial Park

### LOCATION

The subject property is located in Maple Meadows Industrial Park, located just south of the Lougheed Highway (Hwy #7), near the intersection at Dewdney Trunk Road. The location is adjacent to the new Golden Ears Bridge, which provides access to the Trans-Canada Highway to the south.

### CIVIC ADDRESS

#102 - 20050 Stewart Crescent, Maple Ridge, BC

### LEGAL ADDRESS

Strata Lot 2, District Lot 280, Group 1, N.W.D., Strata Plan LMS 1529 (PID: 018-893-805)

### ZONING

M-3 (General) Industrial. Allowing for a wide variety of manufacturing, assembly, distribution and service uses.

### UNIT SIZE

2,200 sf

### AMENITIES

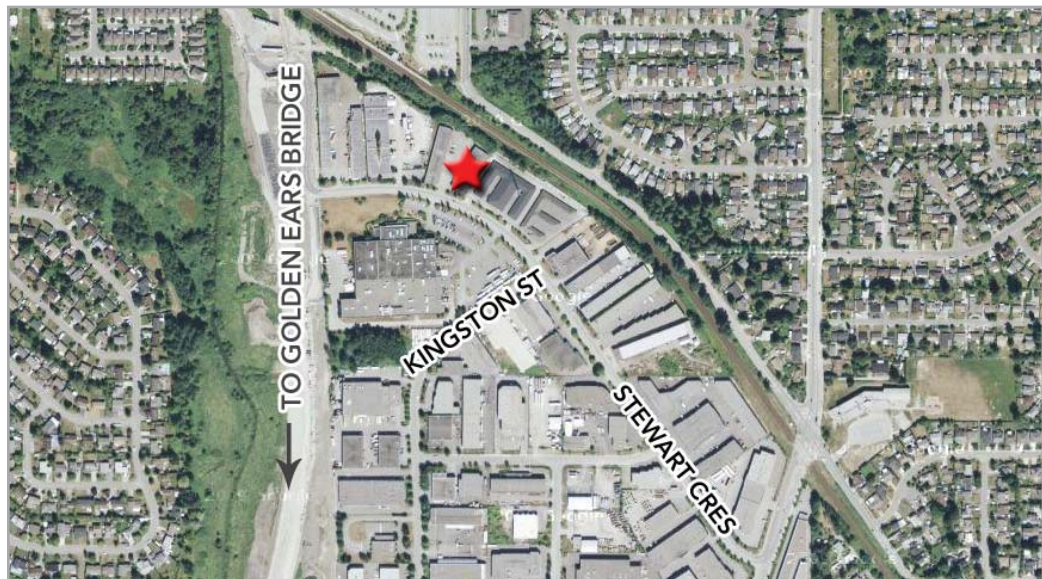
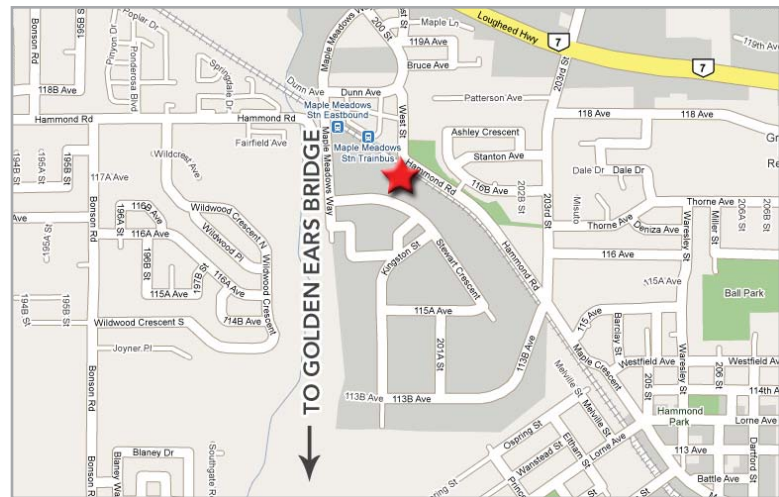
- 12'x14' overhead loading door
- 100 amp, 3 phase electrical service
- 18' clear ceiling
- Concrete block construction
- 2 piece handicapped washroom (on ground floor)
- Fully landscaped property
- Ample on-site parking
- Radiant tube heating (in warehouse)
- New roof (in progress, scheduled to complete in summer 2010)
- Low sodium lights in warehouse area
- 2 ground floor office plus reception area
- Legal residential suite upstairs
- 1 bedroom/kitchen/full washroom

### BACKGROUND

The strata project was built in 1994 by Battiston Developments, a well known local developer which specializes in industrial properties. The project has 16 strata warehouses ranging in size from 1,649 to 2,893 sf on this 1.4 acre property, with extensive on site parking available.

### ASKING PRICE

\$399,000



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