

FOR SALE

Industrial Investment Property
Maple Meadows Industrial Park



Unit 102- 20050 Stewart Crescent, Maple Ridge, BC

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FOR SALE

Industrial Investment Property 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

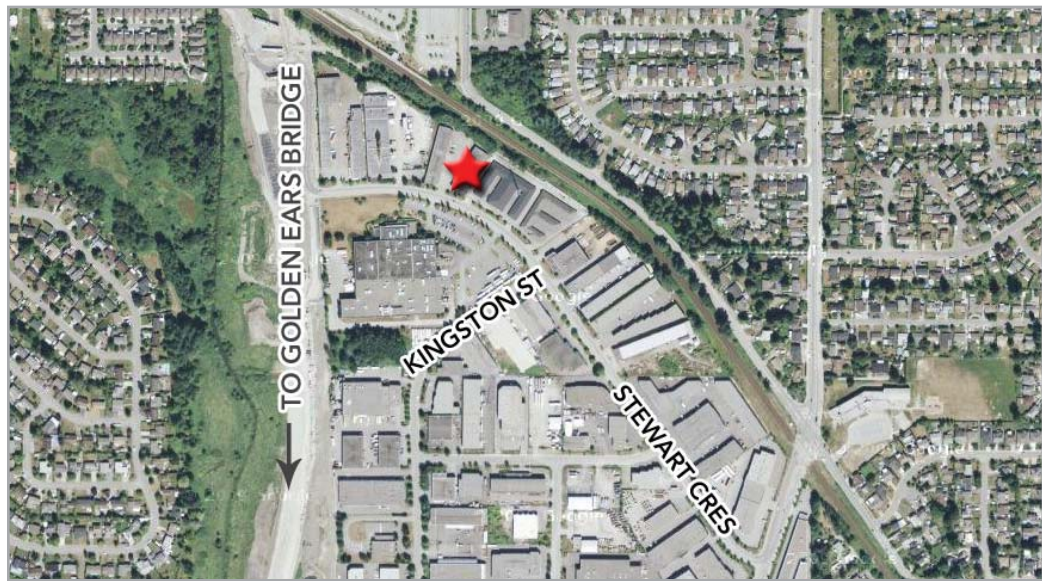
The strata project was built in 1994 by Battiston Developments, a well known local developer which specializes in industrial properties. The project has 16 strata warehouses ranging in size from 1,649 to 2,893 sf on this 1.4 acre property, with extensive on site parking available.

ASKING PRICE

\$360,000

COMMENTS

The current tenant is paying \$20,820, NNN, per year, and lease term expires on Mar 31, 2014. The return of this asset is 5,789.



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