

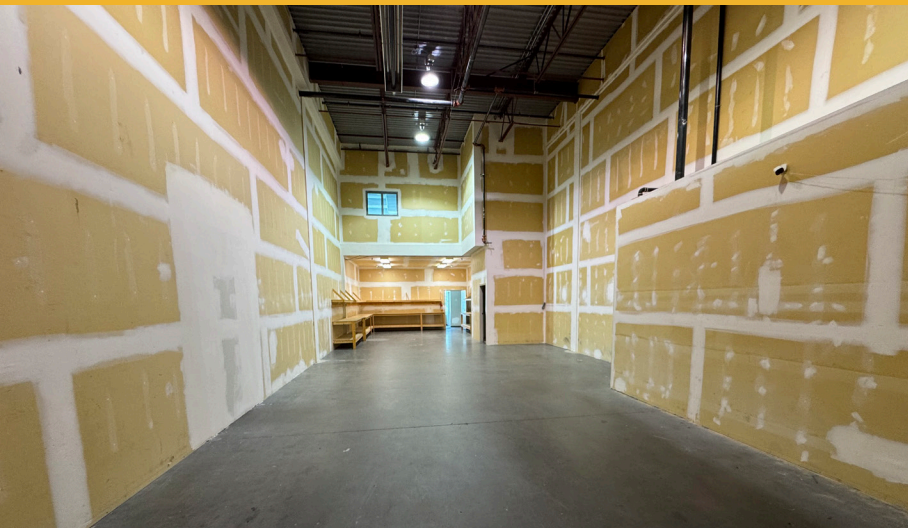


FOR SALE

UNIT 107

**20285 STEWART CRESCENT
MAPLE RIDGE, BC**





UNIT 107

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MAPLE RIDGE, BC

PROPERTY FEATURES

- High exposure complex
- Approximately 21' 7" clear ceiling in warehouse
- Front showroom/office
- One (1) rear (10'x12') grade loading door
- Radiant tube warehouse heaters
- 3-phase power (purchase to verify)
- Three (3) parking stalls plus visitor stalls
- Clean-user strata bylaws
- Two (2) washrooms
- EV charging rough-in at rear

ZONING

M-3 (Industrial) offers a wide variety of industrial and office uses.

AVAILABLE AREA

Main Floor Office	243 SF
Warehouse	1,555 SF
Total Main Floor Area	1,798 SF
Second Floor Office	717 SF
Total Available Area	2,515 SF

SALE PRICE

\$1,468,000

PROPERTY TAXES (2025)

\$13,850.99

STRATA FEES

\$501.50 per month, plus GST

AVAILABILITY

Immediate



LOCATION

The subject warehouse is located on the west side of Stewart Crescent near 113B Avenue in Maple Meadows Industrial Park, just east of the Golden Ears Bridge. The location provides direct access to the Bridge and Trans Canada Highway to the south, and to the west via the Pitt River Bridge and Mary Hill ByPass.

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FOR MORE INFORMATION, CONTACT:

Kevin Volz

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

Rick Eastman

Executive Vice President
Industrial
+1 604 640 5863
rick.eastman@cushwake.com

Alex Eastman

Associate
Industrial
+1 778 986 7300
alex.eastman@cushwake.com

700 West Georgia Street, Suite 1200
Pacific Centre, PO Box 10023
Vancouver, British Columbia V7Y 1A1
+1 604 683 3111
cushmanwakefield.com

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