



UNIT 204

20285 STEWART CRESCENT
MAPLE RIDGE, BC

FOR SALE / LEASE

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.

PROPERTY FEATURES

- High exposure complex
- Approximately 21' 7" clear ceiling in warehouse
- Front showroom with private office
- One (1) rear (10'x12') grade loading door
- Radiant tube warehouse heaters
- 3-phase power (purchaser to verify)
- Three (3) parking stalls plus visitor stalls
- Clean-user strata bylaws
- One (1) handicap-accessible washroom



AVAILABLE AREA

WAREHOUSE	1,227 SF
MAIN FLOOR OFFICE	688 SF
MAIN FLOOR AREA	1,915 SF

ZONING

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

LEASE RATE

\$3,662.44 per month, net, plus GST

ADDITIONAL RENT

Approximately \$1,673.93 per month, plus GST

SALE PRICE

\$1,195,000

PROPERTY TAXES (2024)

\$13,967.19

STRATA FEES

\$510.00 per month, plus GST

AVAILABILITY

Immediate





For more information, please contact:

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