

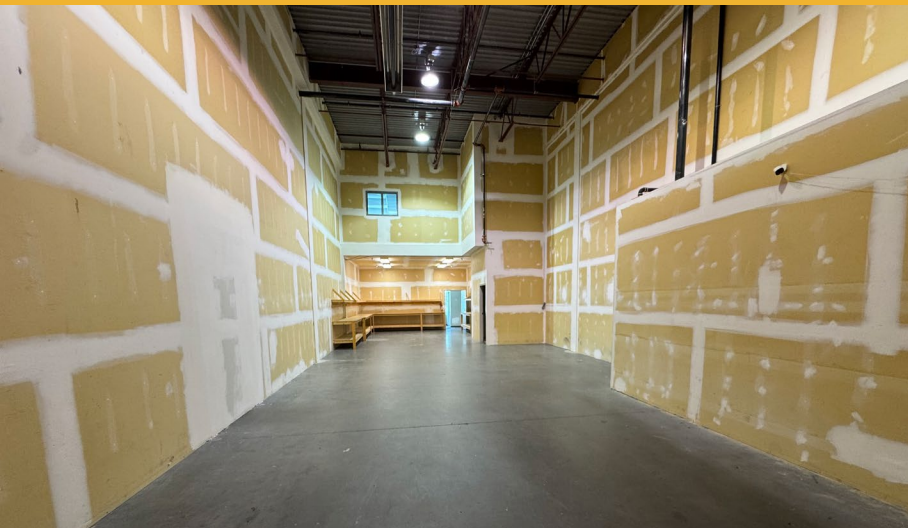
PRICE REDUCED

FOR SALE

UNIT 107

**20285 STEWART CRESCENT
MAPLE RIDGE, BC**





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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

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
RECENTLY REDUCED - \$1,375,000

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:

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