

Maple Meadows Industrial Park



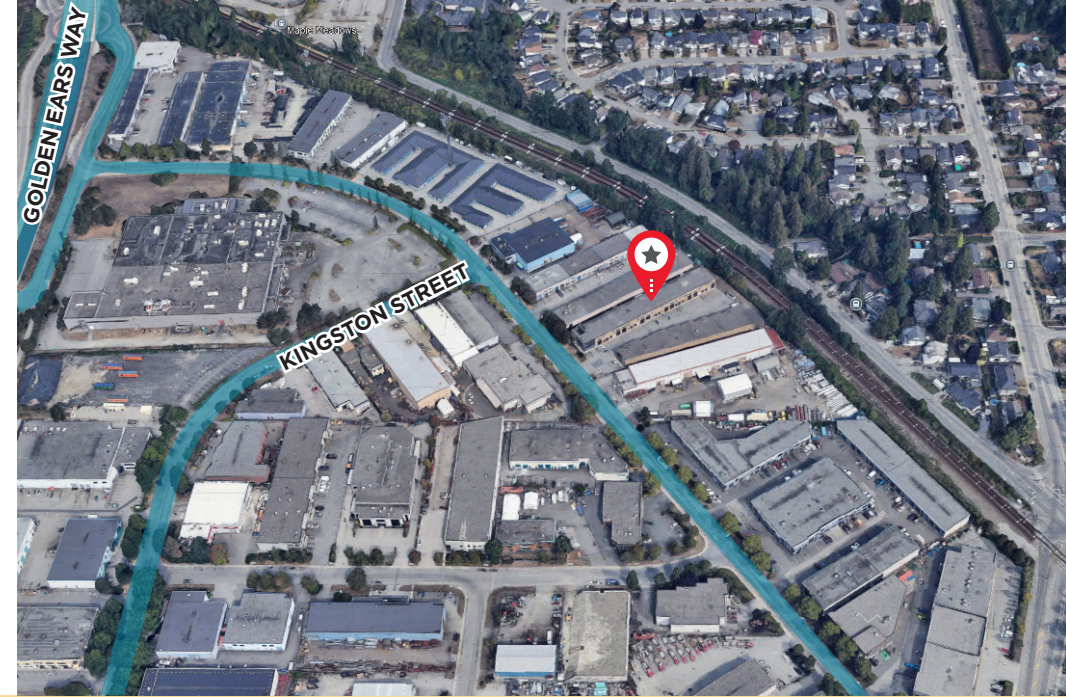
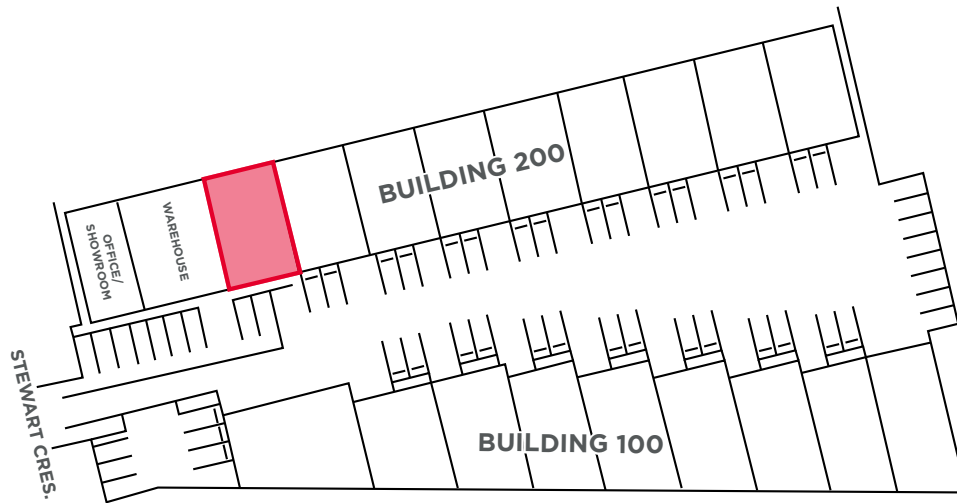
1,548 SF SHELL WAREHOUSE UNIT FOR SALE

UNIT 203

20120 STEWART CRESCENT

MAPLE RIDGE, BC





Location

The subject warehouse is located on the east side of Stewart Crescent, two blocks north of 113B Avenue in Maple Meadows Industrial Park, and just east of the Golden Ears Bridge crossing, which offers direct access to Highway 1, the US Border, and other areas of Metro Vancouver.



Legal Description

Strata Lot 3, District Lot 280, Group 1,
New Westminster District
Strata Plan BCS1216
(PID: 026-234-645)



Zoning

M-3 (Business Park) Industrial allowing for a wide variety of manufacturing, assembly, service industrial and distribution uses. A copy of the zoning bylaws is available upon request.



Comments

Rare opportunity to acquire a shell warehouse space. Potential to design-build office/showroom & 2nd floor/mezzanine space.



Building Features

- One (1) 10' x 14' front grade insulated loading door
- Approximately 21' clear ceiling height
- Concrete tilt-up construction (2005)
- 3-phase electrical service
- Fully sprinklered
- Forced air gas heater in warehouse
- LED lighting
- One (1) fully finished 2-piece handicap washroom
- All walls painted white



Unit Size

1,548 SF (approximately 31' x 50')



Strata Fees

\$272.83 per month



Property Taxes (2024)

\$10,731.36



Sale Price

\$995,000



Tenancy

Currently tenanted until November 30th, 2026 with no further options to renew.



CONTACT

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