

FOR SALE

FULLY SERVICED INDUSTRIAL LAND OFFERING
11.55 ACRE INDUSTRIAL DEVELOPMENT SITE
MAPLE RIDGE, BC



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**AVISON
YOUNG**

FOR SALE

11.55 ACRE INDUSTRIAL DEVELOPMENT SITE MAPLE RIDGE, BC



SITE SIZE	23320 River Road	1.00 Acre
	23296 River Road	10.55 Acres
	Total Area	11.55 Acres
ZONING	M-2 GENERAL INDUSTRIAL Provides for a wide range of light to heavy industrial uses including manufacturing, assembly, warehouse & distribution.	
LOT COVERAGE	60%	
SERVICES	Fully serviced	
RIVER FRONTAGE	The Property has over 338' of direct Fraser River frontage.	
WATERLOT LEASE OPPORTUNITY	Includes the potential to acquire an adjacent 7.1 acre Fraser River waterlot lease.	

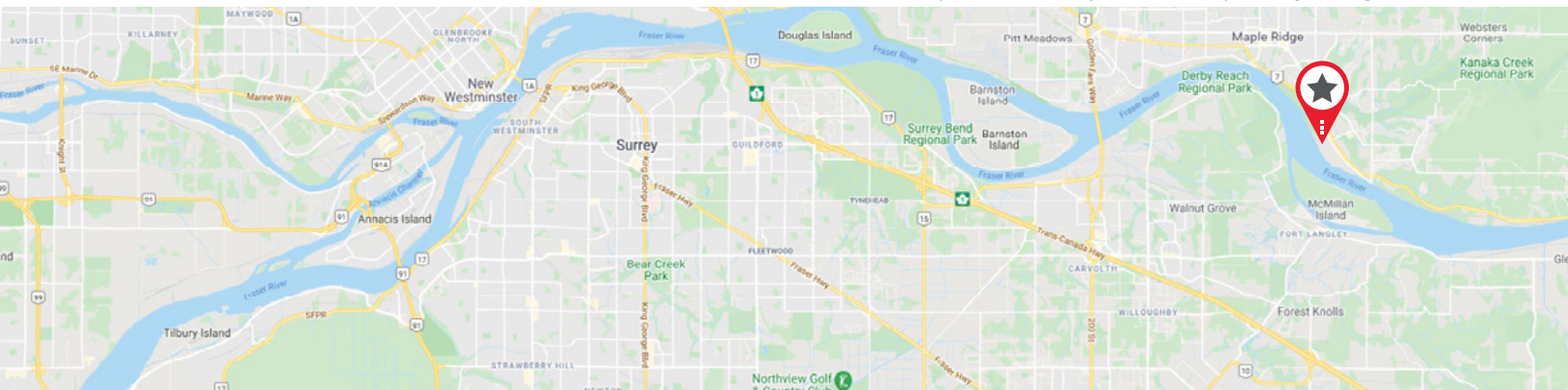
COMMENTS
Rare, larger, industrially zoned and serviced development property with water access opportunity. Well located in the heart of Maple Ridge just 15 minutes east of Port Kells Industrial Park

ASSESSED VALUES (Land)
23320 River Road \$3,300,000
23296 River Road \$25,967,000

PROPERTY TAXES (2025)
23320 River Road \$37,156.95
23296 River Road \$290,880.01

ASKING PRICE(S)
23320 River Road | 1 Acre @ \$3.0M/AC | \$3,000,000
23296 River Road | 10.55 Acres @ \$2.4M/AC | \$25,320,000

*Properties can be purchased separately or together



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