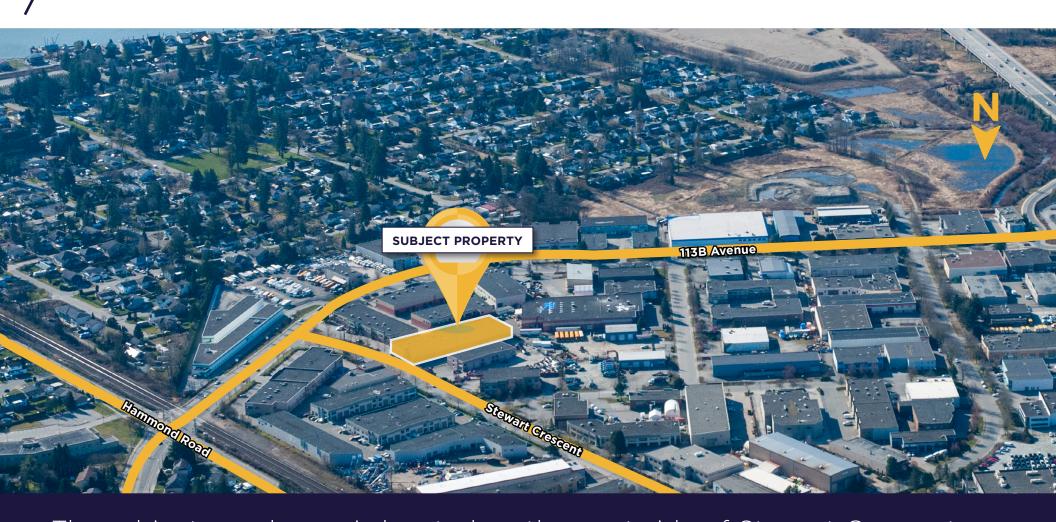


# LOCATION



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) handicapaccessible 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.

#### **SALE PRICE**

\$1,195,000

### PROPERTY TAXES (2024)

\$13,967.19

#### **STRATA FEES**

\$510.00 per month, plus GST

#### **AVAILABILITY**

**Immediate** 



