

301-12835 LILLEY DRIVE, MAPLE RIDGE
BRAND NEW, NEVER OCCUPIED LIVE/WORK SPACE

**FOR
SALE**



WILLIAM | WRIGHT

STATHIS MICHAEL SAVVIS
PERSONAL REAL ESTATE CORPORATION
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Unit 301

North Kanaka Workspaces

Introducing North Kanaka Workspaces: a unique opportunity blending modern living with industrial functionality. This exceptional end unit spans 3,340 sq ft, featuring a rare live-work setup. Above one of the industrial bay doors lies a brand-new, 1,100-square-foot suite with 2 bedrooms and 2 baths, adorned with high-end finishes, backing onto a greenbelt for unparalleled comfort and mountain views. The warehouse portion covers 2,240 sq ft, providing

ample space for business operations. Equipped with 600V, 100amp, 3-phase power, separate meters for the warehouse and suite ensure utility management is a breeze. The warehouse space boasts vaulted ceiling heights, creating an expansive atmosphere ideal for various uses. This brand-new construction in the North Kanaka Workspaces offers the perfect blend of luxury living and industrial practicality, making it a standout investment or business opportunity.





PROPERTY HIGHLIGHTS



Brand New, Never Occupied



Rare Legal Live/Work



Gated Complex



Fully finished with 600V, 100 amp
3-phase power

SALIENT FACTS

Lot Size ± 3,340 SF

Parking 3 Stalls

Zoning M2

Property Taxes \$6,820.23

Strata Fees \$324.00

PID 030-984-246

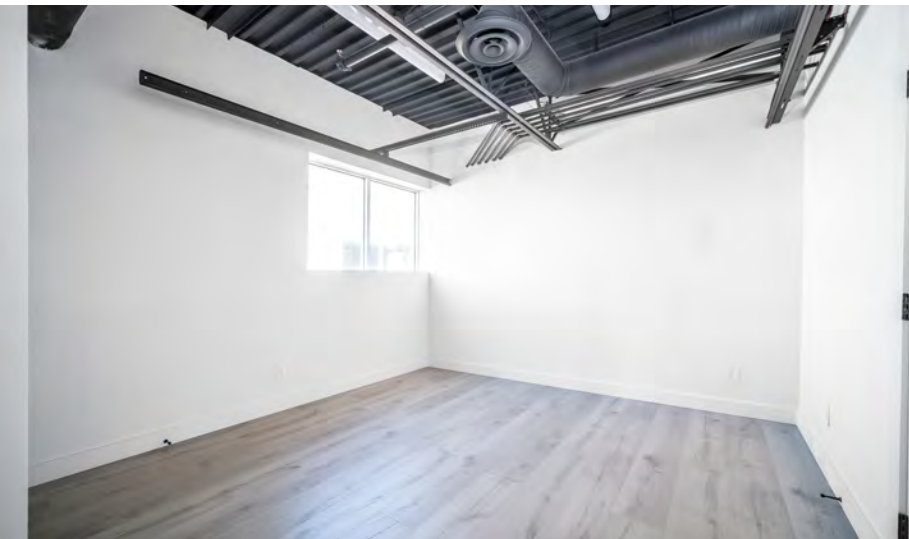
Legal Description

STRATA LOT 13, PLAN EPS6346,
SECTION 25, TOWNSHIP 12, NEW
WESTMINSTER LAND DISTRICT,
TOGETHER WITH AN INTEREST IN THE
COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE
STRATA LOT AS SHOWN ON FORM V

Price \$1,799,000.00



INCLUDES
2 bedrooms, 2
baths, 600V, 100amp,
3-phase power for the
warehouse, industrial
bay doors



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

Driving Distances

Central Maple Ridge 16 Min Drive	Downtown Vancouver 1 Hr Drive
Surrey 44 Min Drive	YVR Airport 1 Hr Drive

CENTRAL MAPLE RIDGE ^

DELTA FORCE PAINTBALL MAPLE RIDGE



LOCATION

Webster's Corner and Kanaka Way highlight the rich diversity of Maple Ridge, with Webster's Corner offering a glimpse into the area's heritage through its tranquil, residential setting. On the other hand, the focus shifts towards the economic vitality of Maple Ridge at its industrial zones, which, while not directly linked to Kanaka Way, play a crucial role in the city's development. These industrial areas are key to providing employment and supporting local businesses, contributing significantly to the economic landscape of Maple Ridge. Together, the historical charm of Webster's Corner and the economic drive of the industrial zones showcase the multifaceted character of the city.





FOR MORE INFORMATION CONTACT

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