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

FOR SALE



WILLIAM | WRIGHT

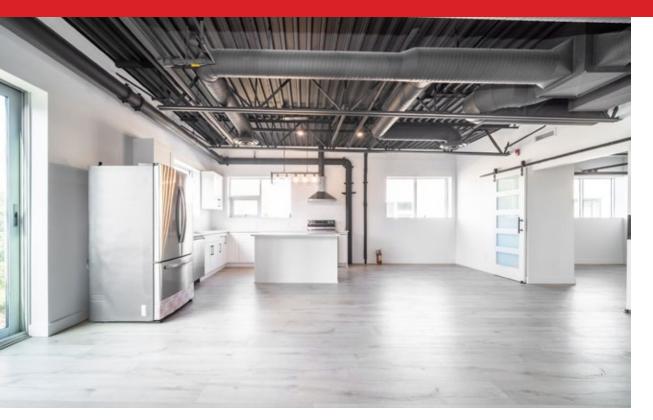
STATHIS MICHAEL SAVVIS PERSONAL REAL ESTATE CORPORATION savvi@williamwright.ca 604.545.0636





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-squarefoot 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

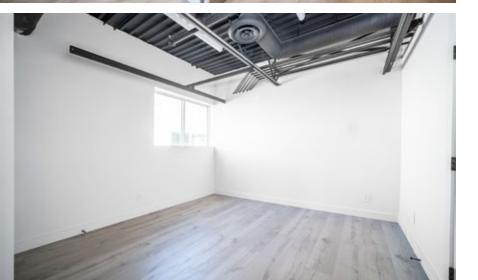
SALIENT FACTS

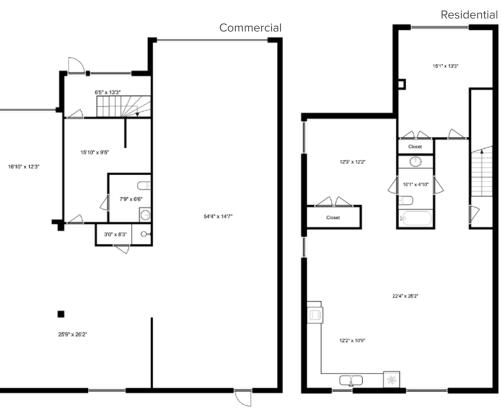
Lot Size	± 3,340 SF
Parking	3 Stalls
Zoning	M2
Property Taxes	\$6,820.23
Strata Fees	\$324.00
PID	030-984-246
Legal Description	STRATA LOT 13, PLAN EPS6346, SECTION 25, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Price	\$1,599,000

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.



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.



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FOR MORE INFORMATION CONTACT

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