



FOR SALE OR LEASE

22366 119th Avenue, Maple Ridge B.C.



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FEATURES

23,088 sqft located on the main floor of this single level building. Multiple entrances offer subdivision of the premises down to approx. 8,000 sqft. Please call the listing representative with your requirements. Building has been used as an assemble use in the past (casino). Building has high power supply of 3 phase, 400 amp, 600/347.

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LOCATION

Located on the main North/South corridor in the downtown core directly across from Target.

ZONING

Town centre commercial C-3, please call listing representative for a copy of the zoning.

AVAILABILITY

Vacant possession is available immediately

INCOME

Please contact listing representative.

LEASE RATE

\$16.00 per sqft Net

OPERATING COST

\$5.25 per sqft 2014 estimate

PURCHASE PRICE

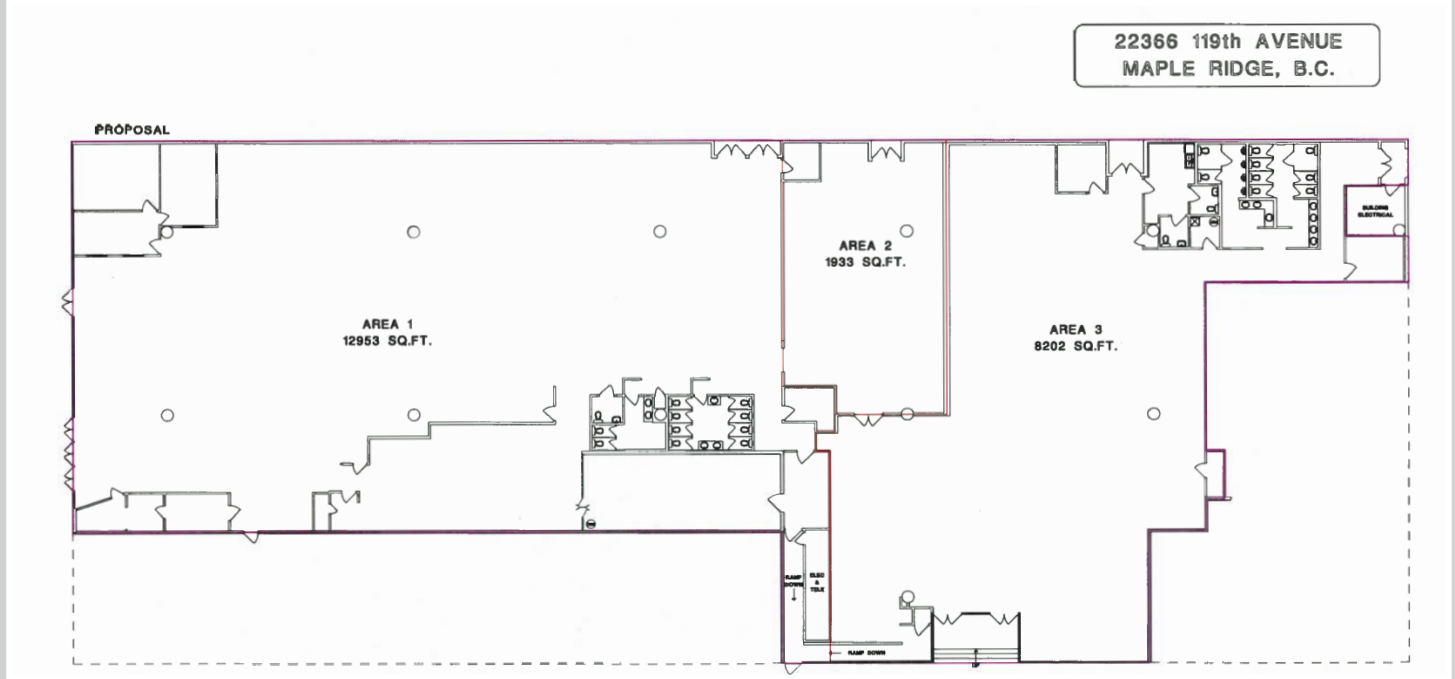
\$5,500,000



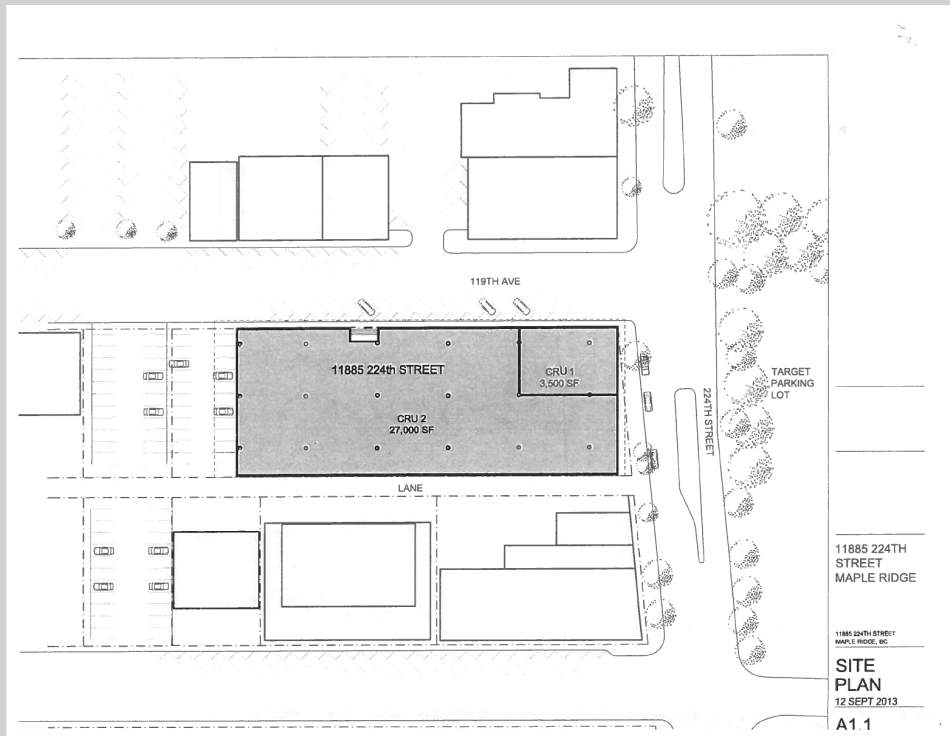
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POTENTIAL SUBDIVISION PLAN OF VACANT AREA

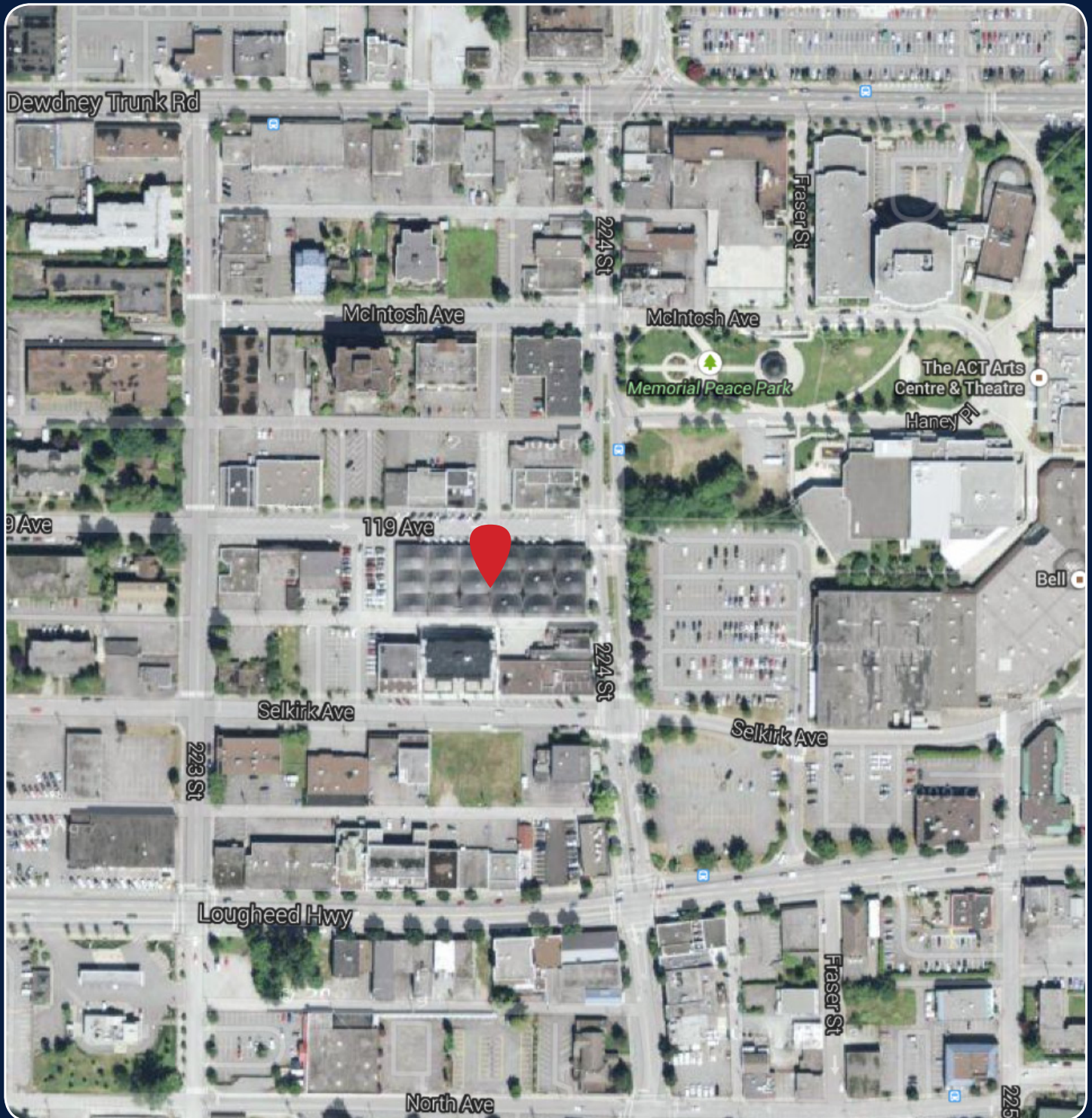


SITE PLAN



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