



STRATA WAREHOUSE FOR SALE



Industrial Warehouse Unit for Sale

Unit 120—20170 Stewart Crescent, Maple Ridge
2,397 sq ft

For more information, please contact

Bobbi Crandall 778.773.5157

REALTOR®

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FOR SALE

OPPORTUNITY

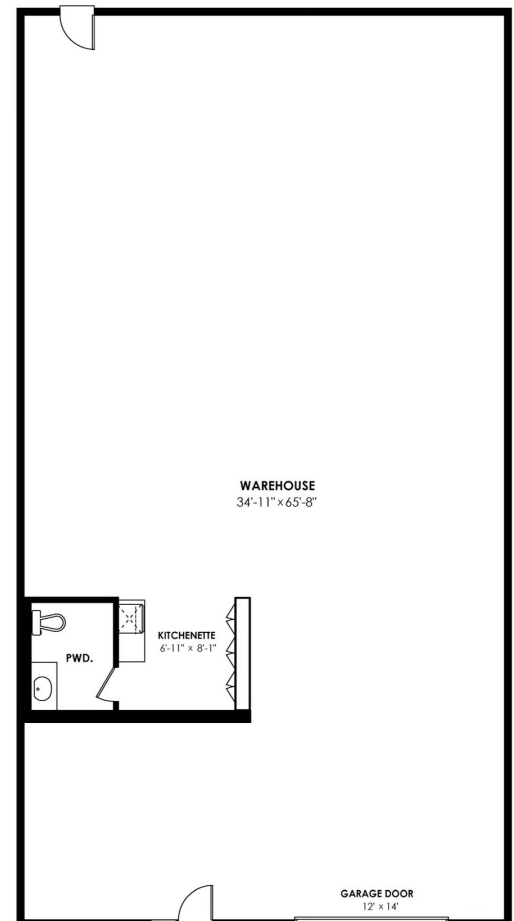
Centrally located air conditioned office/warehouse unit in West Maple Ridge with easy access to Golden Ears and Pitt River Bridges. Measuring 2,396 sqft and provides 23'7 ft ceiling height (21'5" clear to the joists). Pony wall separates warehouse and creates front reception/office area. Cabinetry creates kitchenette area and there is a large 2 piece washroom. 2 parking stalls plus grade level loading bay (door is 12'x14') for a total of 3 spots. 100a 3 phase 230V power. Quick possession available.

DETAILS

Address	120-20170 Stewart Crescent
PID	024-781-991
Strata Fees	\$306.94 per month
Size	2,396 sqft
Zoning	M3 Business Park Industrial
Property Taxes	\$10,868.06 (2022)

Main Floor Plan

Floor Area: 2396 sq.ft.
Ceiling Height: 23'-7"
Ceiling Height to Beam: 21'-5"



Asking Price

\$1,550,000.00

SCALE
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Floor plan is for marketing purpose
Sizes and dimensions are approximate, actual may vary

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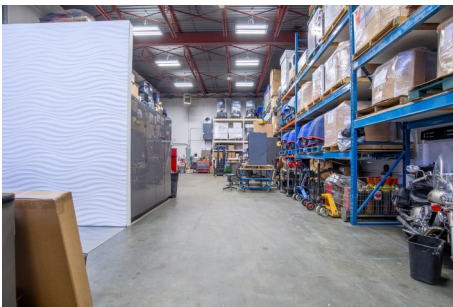
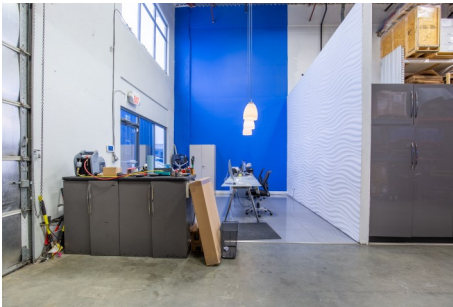
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