



FOR SALE



Standalone building w/ Land For Sale

17440 Kennedy Road, Pitt Meadows
8,052sqft Lot with 2,828sqft Building

For more information, please contact

Bobbi Crandall 778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com

This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.



FOR SALE

OPPORTUNITY

Built in 2008, this property contains a 2 storey structure (approximately 2,828 sqft up and down) with a 310 sqft covered patio at the rear and is situated on a 8052 sqft lot. There is water just in side the property line on a standing spigot, there is no municipal sewer and a septic system would need to be installed (approx. \$30,000) . Plenty of power with 2x200 amp electrical panels . Gas Available from street, please contact the City off Pitt Meadows for further information or confirmation.

Property is located within the ALR,; please contact listing agent for A1 Zoning information.

DETAILS

Address	17440 Kennedy Road Pitt Meadows
PID	005-593-166
Land Size	8,052 sqft
Building Size	2,828 sqft (approx.)
Zoning	A1 General Agricultural
Property Taxes	\$1,312.98 (2022)

Asking Price \$599,800.00



Bobbi Crandall 778.773.5157

REALTOR®

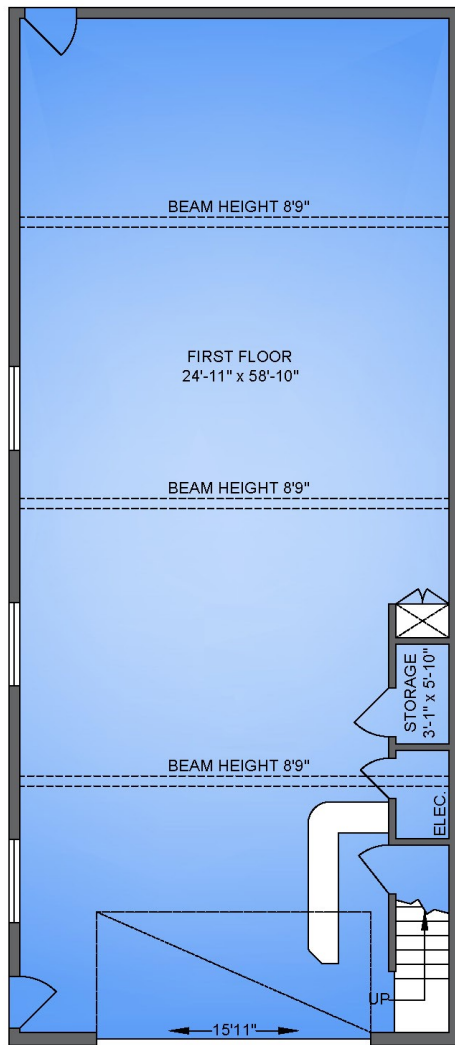
E cbobbi@telus.net

W tullisrealty.com



FOR SALE

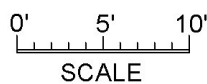
FIRST FLOOR
1571 SQ. FT.
9'5" CEILING



SECOND FLOOR
1257 SQ. FT.
8'4"-7'0" CEILING



NORTH



17440 KENNEDY RD, PITT MEADOWS JULY 7, 2022		
PREPARED BY PROPER MEASURE FOR THE EXCLUSIVE USE OF BOBBI CRANDALL. PLANS MAY NOT BE 100% ACCURATE IF CRITICAL NUMBER TO VERIFY DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE. SQ. FT. CALCULATED FROM THE FACE OF EXTERIOR WALLS AND THE CENTERLINE OF CEASING SHARED WALLS.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
FIRST	1571	-
SECOND	1257	310
TOTAL	2828	310

Bobbi Crandall 778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com



FOR SALE



Bobbi Crandall 778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com

