

FOR SALE

23782 RIVER ROAD
MAPLE RIDGE BC



4.25 ACRE INDUSTRIAL WATERFRONT SITE
RARE OFF MARKET OFFERING



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*Personal Real Estate Corporation



Industrial property ideally located in Maple Ridge's Albion industrial area and offers convenient access to Metro Vancouver. Located south of Lougheed Highway (Hwy #7) provides a direct connectivity to the Golden Ears Bridge, the Port Kells Industrial area, 55 minutes drive from Downtown Vancouver, 20 minutes from Highway 1 and 35 minutes to the Canada / US Border.

HIGHLIGHTS

- Visual exposure to Fraser River
- 357 ft frontage of waterfront access
- Albion industrial area
- Fully serviced lot



LOT SIZE

4.28 acres (186,437 sf)



ZONING

M-2 General Industrial



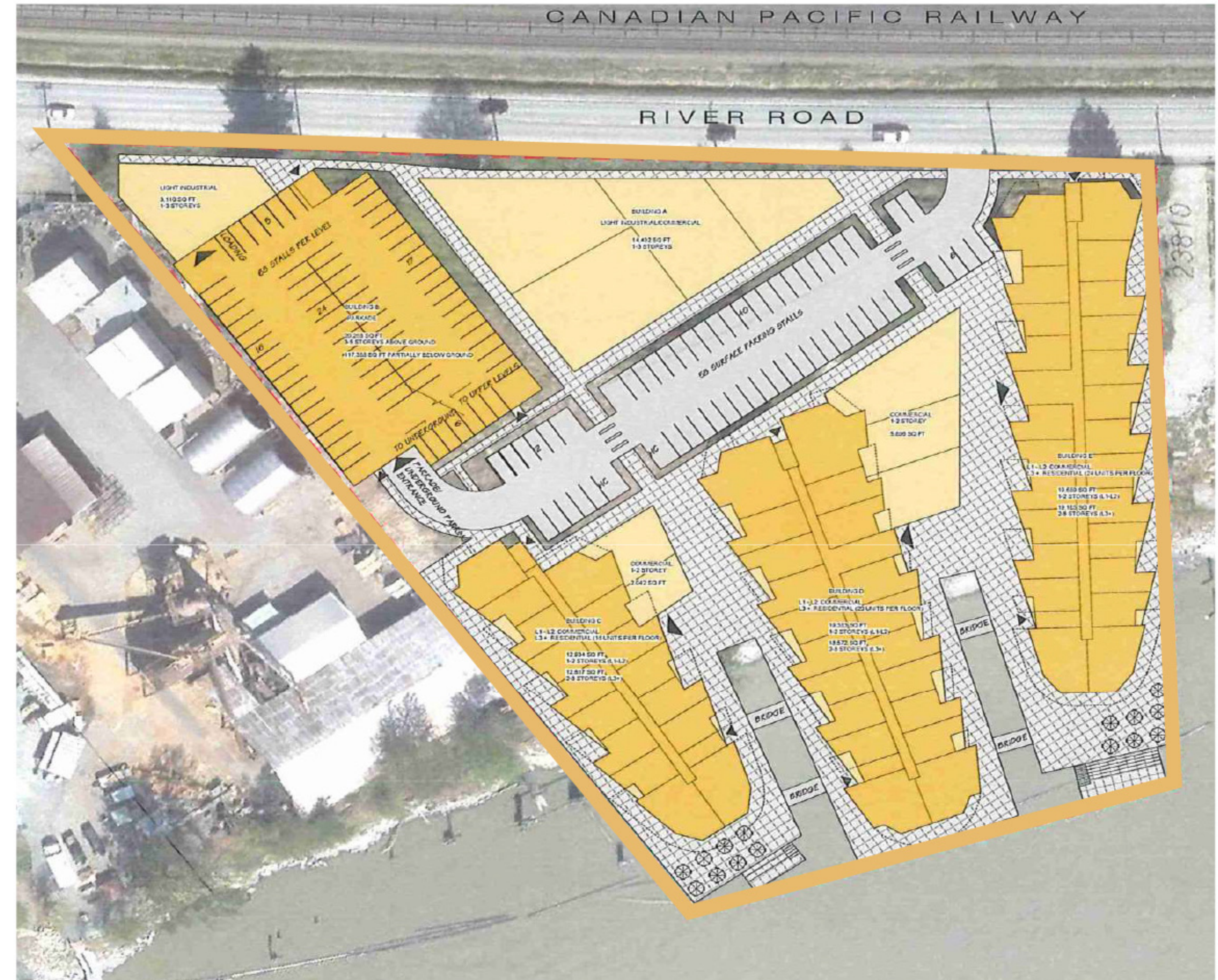
LEASE RATE

\$3.75 sq. ft. + property taxes



PURCHASE PRICE

Contact agent



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