

# 13176 Lilley Dr, Maple Ridge

## M2 Zoned with an 8,000 SF Building



<b>SITE SIZE:</b> 1.39 Acres	<b>LOCATION:</b> Kanaka Business Park	<b>LIST PRICE:</b> <b>\$4,150,000</b>
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AERIAL VIEW



DIMENSIONS (IN METRES)



## PROPERTY DESCRIPTION

<b>CIVIC ADDRESS:</b>	13176 Lilley Dr, Maple Ridge, BC
<b>SIZE:</b>	1.39 Acres
<b>AREA:</b>	Kanaka Business Park
<b>PROPERTY TAXES:</b>	\$65,931.14
<b>BC ASSESSMENT:</b>	\$5,246,000
<b>LIST PRICE:</b>	<b>\$4,150,000</b>

### OPPORTUNITY:

- Court-ordered receivership sale. Sold “as is, where is.” D. Manning & Associates Inc. (the “Receiver”) is the court-appointed receiver of the property pursuant to an order of the Supreme Court of British Columbia in the matter involving 1361565 B.C. Ltd., Swiftwood Forest Products Ltd. and Apex Glass Ltd., among others, and has engaged HomeLife Advantage Realty Ltd. c/o Joe Varing to list and market the subject property for sale. The Receiver makes no representations or warranties, and any sale is subject to court approval. Prospective purchasers must rely on their own independent due diligence.
- Vacant +/-8,000 SF freestanding industrial building situated on a 1.39-acre site, offering substantial yard utility for an owner-user or industrial operator.
- Currently zoned M-2 General Industrial, accommodating a broad range of industrial, service, storage and accessory uses.
- Functional building configuration featuring +/-6,158 SF of warehouse area, office/reception space, mezzanine and an upper-floor caretaker-style suite, with warehouse ceiling heights of up to +/-24'9” and two overhead doors.
- Located within Kanaka Business Park in Maple Ridge, with convenient access to Dewdney Trunk Road, Lougheed Highway and Golden Ears Bridge.

## PERMITTED USES UNDER M-2

### GENERAL INDUSTRIAL ALLOWED USES:

- Indoor recreation
- General Industrial
- Repair
- Trade Schools
- Media
- Recycling plant
- Refuel / Washing of Commercial, industrial / fleet vehicles
- Retail Sales
- Rental of Vehicles: Industrial, Trailer
- Storage uses
- Vehicle and equipment repair
- Waste transfer station
- Wrecking and salvaging

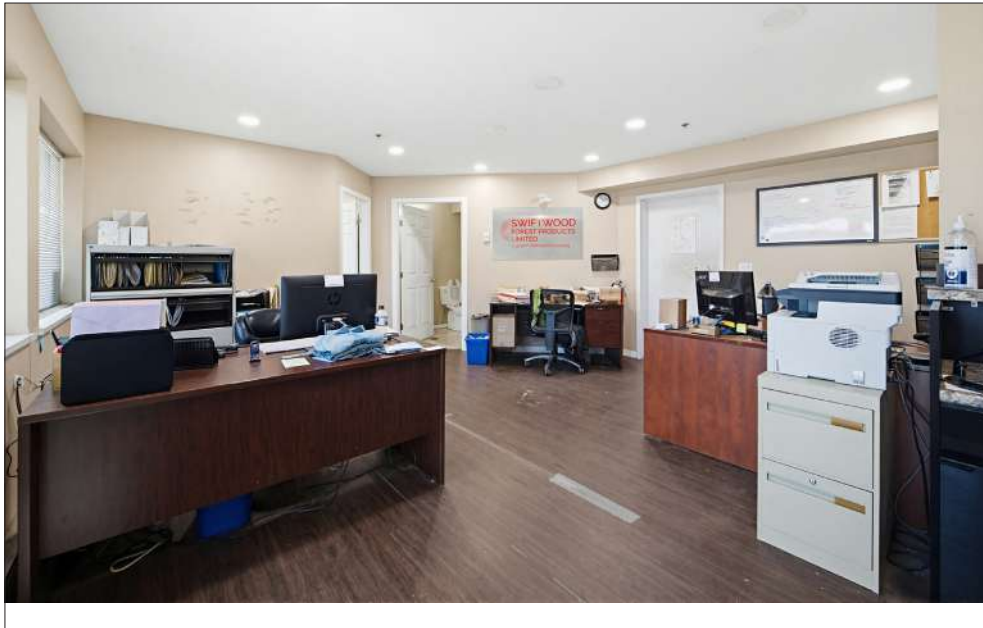
### ACCESSORY USES:

- Caretaker suite
- Office
- Retail up to 25% of Gross Area

# PROPERTY PHOTOS



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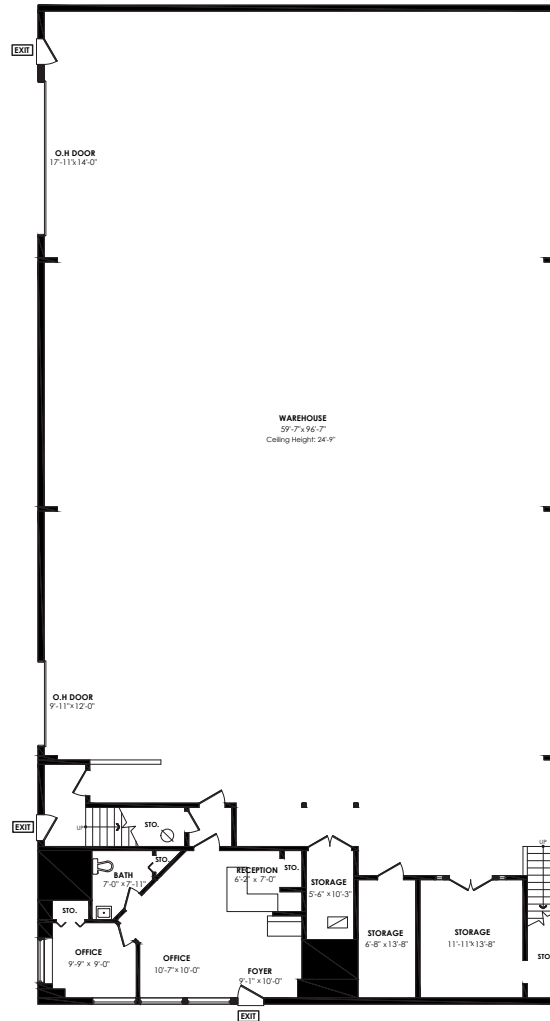


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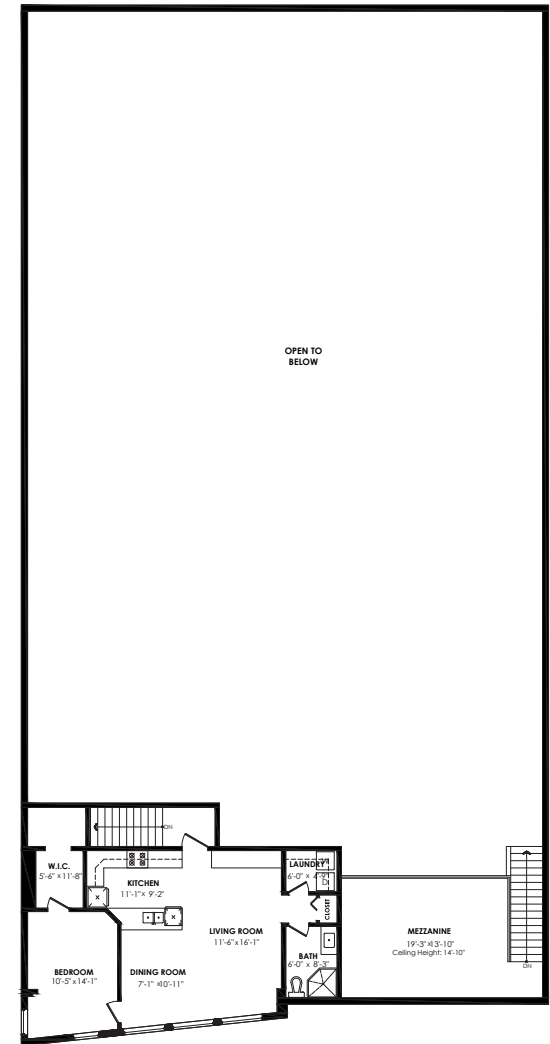
Main Floor: 667 sq. ft. Warehouse: 6,158 sq. ft.  
 Upper Floor: 851 sq. ft. Mezzanine: 343 sq. ft.  
**Total Area: 1,518 sq. ft. Total Extras: 6,501 sq. ft.**



**Main Floor Plan**  
 Floor Area: 667 sq.ft.  
 Ceiling Height: 8'



**Upper Floor Plan**  
 Floor Area: 851 sq.ft.  
 Ceiling Height: 8'



# What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at [team@varinggroup.com](mailto:team@varinggroup.com)

