

# 13176 Lilley Dr, Maple Ridge

## Industrial Site with an 8,000 SF Building



**SITE SIZE:**  
1.39 Acres

**LOCATION:**  
Kanaka Business Park

**LIST PRICE:**  
**\$3,650,000**

AERIAL VIEW



DIMENSIONS (IN METRES)



## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 13176 Lilley Dr, Maple Ridge, BC  
**SIZE:** 1.39 Acres  
**AREA:** Kanaka Business Park  
**PROPERTY TAXES:** \$65,931.14  
**BC ASSESSMENT:** \$5,246,000  
**LIST PRICE:** **\$3,650,000**

### 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.
- Equipments and tents are not included. The property will be delivered vacant.
- 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.
- 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

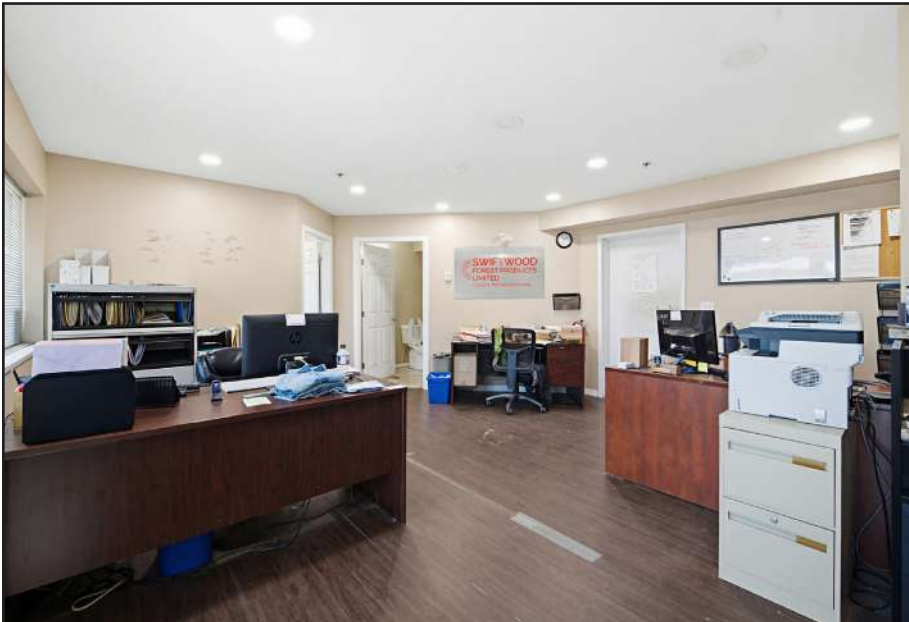
### ACCESSORY USES:

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

**BUYER DUE DILIGENCE:** This property is offered for sale on an “as is, where is” basis. The Seller and the Seller’s agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, zoning, environmental condition, structures, systems or services. Buyers and their agents must independently verify all information and complete all inspections and due diligence they consider necessary before entering into a binding agreement. This disclaimer is subject to all disclosure obligations required by law.



## PROPERTY PHOTOS



## PROPERTY PHOTOS



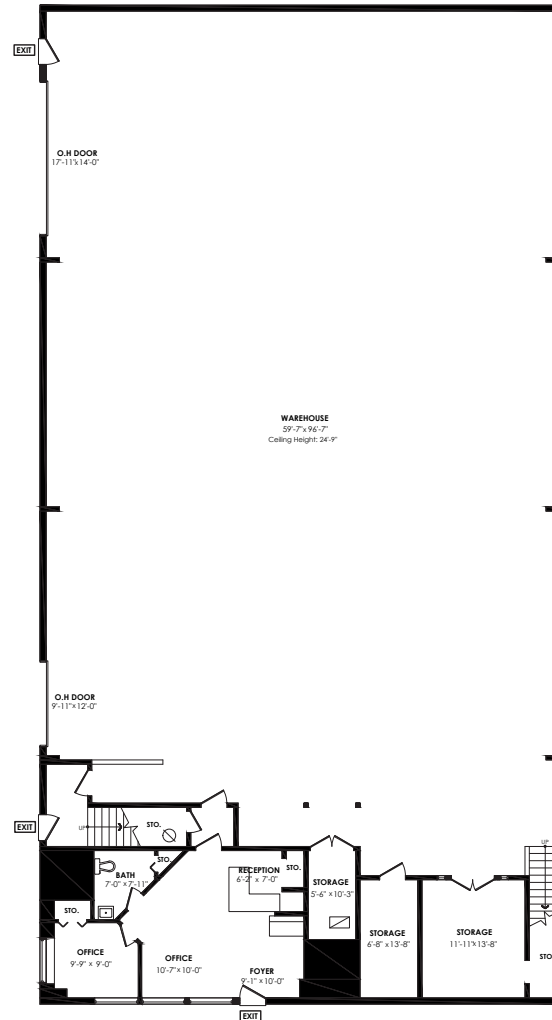
## PROPERTY PHOTOS & FLOORPLAN



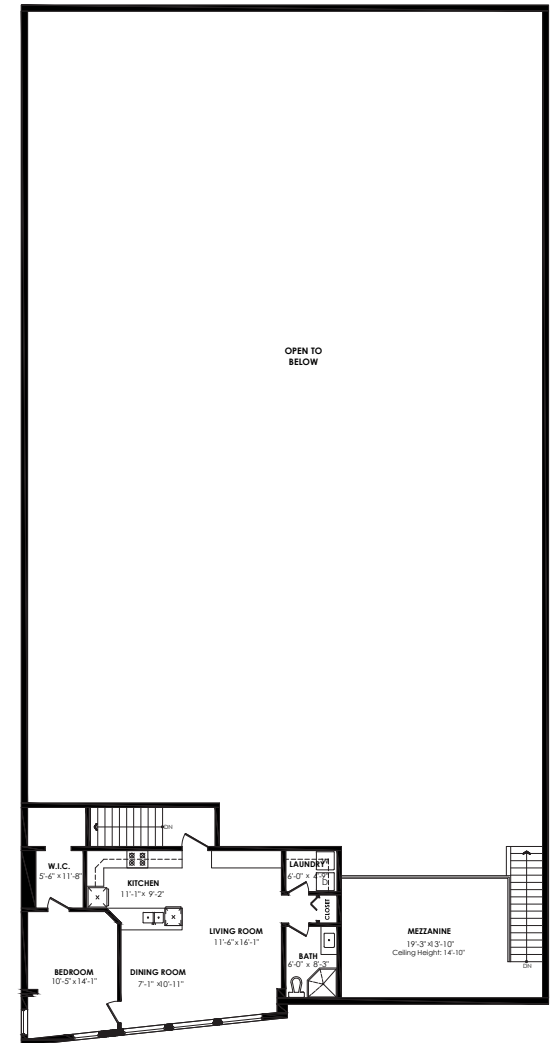
## 13176 Lilley Drive, Maple Ridge

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)

