



25579 Dewdney Trunk Road, Maple Ridge, BC

- 0.84 Acre Service Commercial Site

Chris McIntyre | Personal Real Estate Corporation

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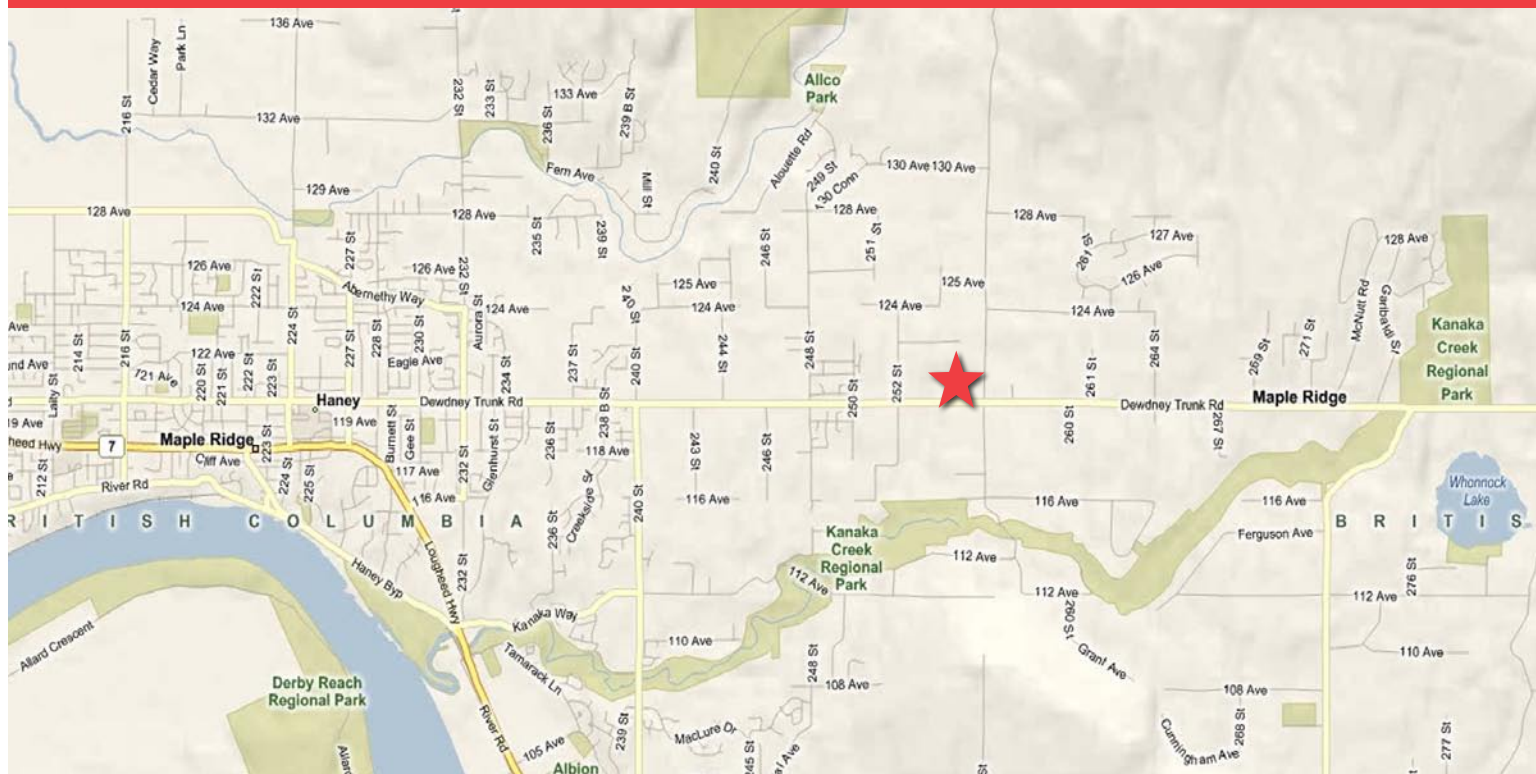
Cellular: (604) 889 0699

DTZ Barnicke Vancouver Limited

800 – 475 West Georgia Street

Vancouver, BC

Canada V6B 4M9



Location:

The subject property is located on the Northwest corner of Dewdney Trunk Road and 256th Street in Maple Ridge. Located on a high traffic street, the property is ideal for redevelopment.

Improvements:

2,400 sq ft building with attached 300 sq ft storage. The rear of the site has been cleared.

Site Area:

0.84 Acres

Zoning:

Service Commercial (CS-1). Contact realtor for detailed zoning information.

Legal Description:

Lot 3, South Easter Quarter Section 23, Land District 36, Section 23, Township 12, NWD Plan 4250

Property Features:

Land assembly potential

PID:

000-445-339

Assessed Value:

Land	\$480,000.00
Improvement	\$19,000.00
Total	\$499,000.00

Property Taxes (2011):

\$10,677.65

Asking Price:

~~\$488,000.00~~ **\$438,000.00**

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