

# 12990 LILLEY DRIVE

MAPLE RIDGE, BC

NEW PRICE!

IPG

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# For Sale

INDUSTRIAL ZONED PROPERTY

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# DETAILS

<b>CIVIC ADDRESS</b>	12990 Lilley Drive, Maple Ridge, BC, V2W 1C6
<b>PID</b>	028-047-931
<b>NEIGHBOURHOOD</b>	Webster Corners
<b>ZONING</b>	M-2 General Industrial
<b>LOT SIZE</b>	43,473 sqft.
<b>BUILDING SIZE</b>	3,600 sqft.
<b>LOADING TYPE</b>	1 Grade Loading
<b>PROPERTY TAX (2024)</b>	\$32,809.55
<b>PRICE</b>	\$3,999,999

# OPPORTUNITY

Iconic Properties Group is pleased to present the exclusive opportunity to acquire 12990 Lilley Drive in Maple Ridge. This expansive 43,473 sqft property is nestled in the heart of the Kanaka Business Park. Boasting a strategically located 3,600 sqft building, this industrial gem comes fully equipped with engineered plans, ensuring a seamless transition for your business operations.

This property is in an M-2 Industrial Zone, which accommodates a variety of potential uses, including industrial, restaurant, indoor commercial recreation, office, and more.

Contact the agent for the detailed Zoning Bylaw for information on allowed use.

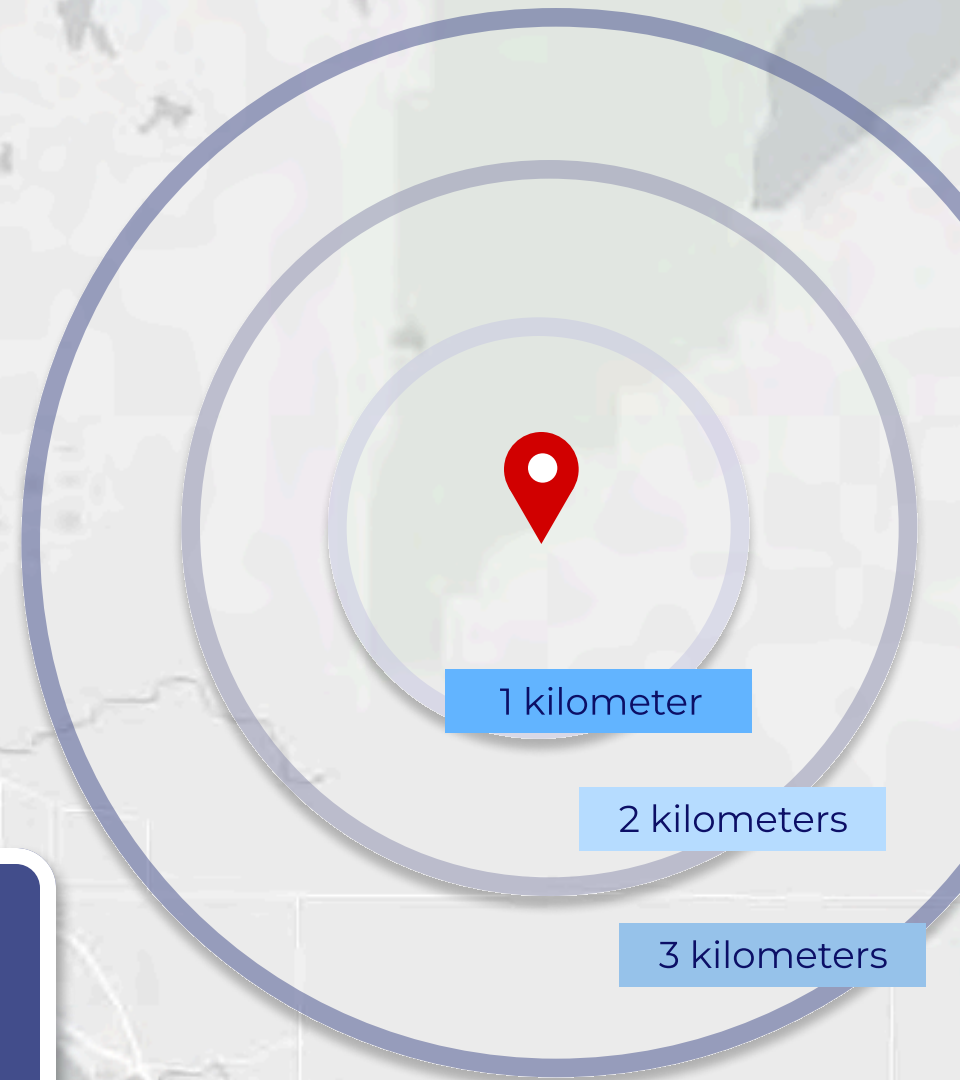
12990 LILLEY DRIVE | FOR SALE



# DEMOGRAPHICS

Maple Ridge, BC, is a picturesque community nestled in the Fraser Valley, known for its scenic landscapes, outdoor recreational opportunities, and welcoming atmosphere. With a mix of suburban and rural elements, Maple Ridge offers a balance of natural beauty and community amenities, making it appealing for residents seeking a relaxed environment that encourages a healthy work-life balance.

This unique industrial warehouse is located east of 256 Street and north of Dewdney Trunk Road, in the neighbourhood of Webster's Corners, with various food, shopping, and bus stops all conveniently available within a 10-minute drive. Additionally, the area serves as a focal point for film productions in Maple Ridge, with many notable shows filmed here.



	1 km	2 km	3 km
Population (2023)	345	2,820	8,223
Population (2029)	1,977	6,097	14,233
Projected Annual Growth (2024-2029)	473.04%	116.21%	73.09%
Median Age	45	46.6	42.5
Average Household Income (2024)	\$166,962.79	\$155,167.23	\$125,605.85
Average Persons Per Household	3	3	3

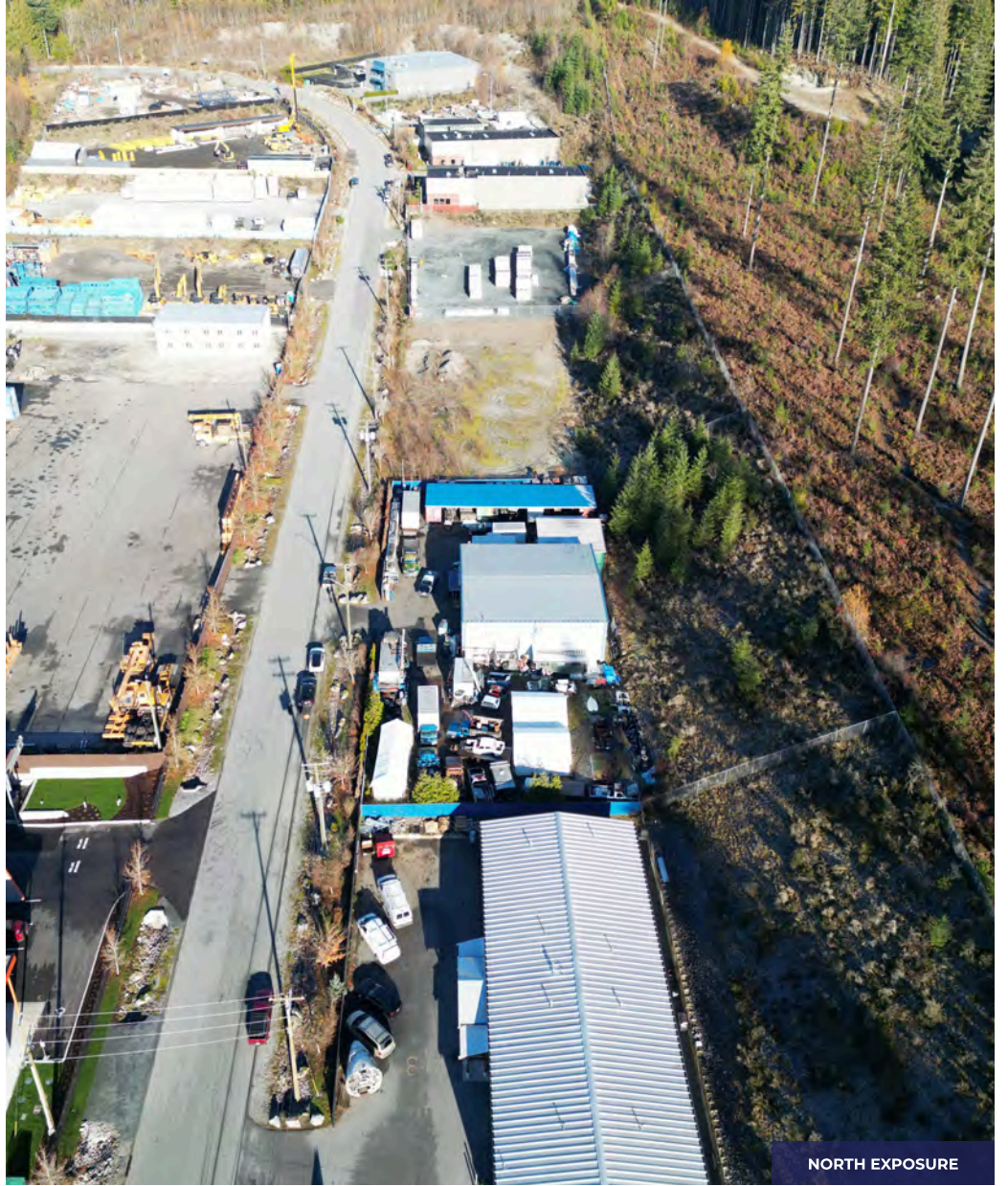
McMillan Island 6



SITE VIEW



WAREHOUSE



NORTH EXPOSURE

# EAST EXPOSURE



# WEST EXPOSURE



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## NOTHING BUT ICONIC

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## South Vancouver Office

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