

# 25450 LOUGHEED HWY

MAPLE RIDGE, BC



63 ACRE INDUSTRIAL SITE EXTENSIVE RIVER /  
RAIL / HIGHWAY FRONTAGE

FOR SALE

KANAKA  
BUSINESS PARK



## WILLIAM N. HOBBS

PERSONAL REAL ESTATE CORPORATION  
W. N. (BILL) HOBBS, B.COMM., R.I. (BC)  
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CUSHMAN & WAKEFIELD LTD.

# 25450 LOUGHEED HIGHWAY, MAPLE RIDGE, BC

## 63 Acre Industrial Site Extensive River / Rail / Highway Frontage

FOR  
SALE



SUBJECT PROPERTY FROM LOUGHEED HIGHWAY



FRASER RIVER FRONTAGE

### OPPORTUNITY

Cushman & Wakefield Ltd. is pleased to offer For Sale, a 63 acre river front site. The property affords a major river, highway and rail frontage in an area predominately related to the forest industry.

### LOCATION

The subject property is located on Lougheed Highway two miles east of the Albion District and 4 miles southeast of Haney in the District of Maple Ridge. The area south of Lougheed Highway and west of 240th Street is developed for industry with waterfront properties predominantly relating to the forest industry. Other shake and lumber mills occupy river frontage east to Whonnock. The Langley Indian Reservation No. 5 adjoins the property on the west.

### SITE

This parcel is the last large remaining parcel designated for industrial use with major river frontage and the river fronting lands. In addition to the river access, the site offers rail potential as the site is divided north to south by the CPR mainline. The site is essentially level, and ideal for development. There is potential to split the site into 4 major parcels.

### RIVER FRONTAGE

The site features approximately 2,800 feet of river frontage on the north side of the Fraser River and has a 15.2 acre waterfront lease.

### LEGAL DESCRIPTION

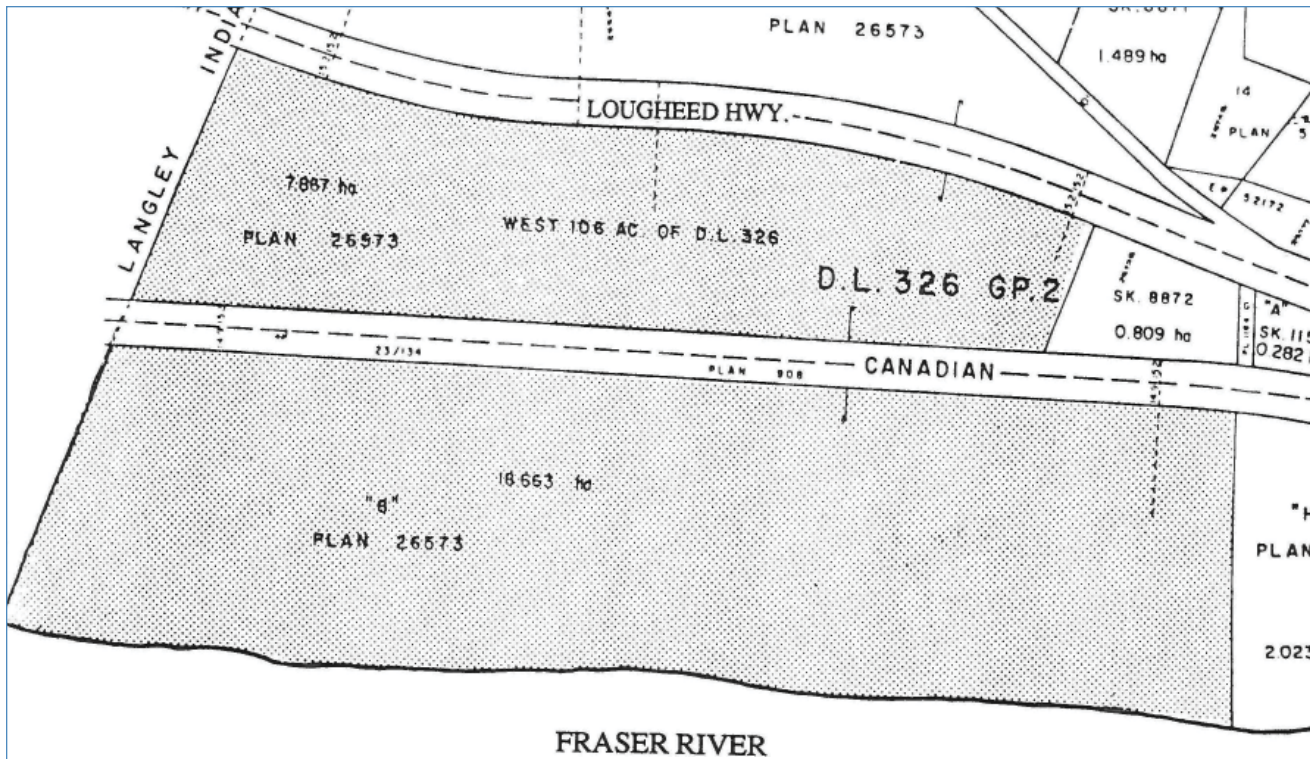
Parcel "A" (W168507E of Lot8), District Lot 326,  
New Westminster District, Plan 26573  
PID: 008-886-962

### LOT SIZE

63.68 acres



LEGAL AERIAL



LEGAL PLAN

## ZONING

The subject property is presently zoned General Industrial (M-2) and One Family Rural Residential (RS-3). The proposed Official Community Plan and the Official Regional Plan designate the lands for industrial purposes (M-2 designation) with the exception of an area by York Creek which is indicated as green belt area in the Official Community Plan.

It is understood that Maple Ridge fully supports development of these lands for industrial purposes and it is thought that this zoning can be processed rapidly when a specific proposal is formulated. A previous application for development of a chip mill and sawmill facility was warmly received. The property sits at Third Reading, awaiting final adaptation of the Industrial designation.

## UTILITIES

**Electricity:** A three phase primary distribution service is available from the north side of the Lougheed Highway. The primary voltage is 12.5 kV; however, it is understood that this service has been increased to 25 kV primary service.

**Gas:** On the west, the closest gas main is at Lougheed Highway and 240th Street. On the east, it is at Lougheed Highway at 272nd Street. On the north, the closest is at 100th Avenue. A small gas main goes down 256th Avenue to service a residential area of 98th Avenue. Further information can be retrieved from B.C. Hydro.

**Sewer:** The Central Fraser Valley Health Unit requires a developer to install an approved sewage disposal fill pad. This pad must be installed prior to construction.

**Water:** The subject property is not included in the existing community water system; therefore, a suitable water supply is available from year round streams and wells.

## TAXES (2013)

\$47,357.79

## ASKING PRICE

Please consult the listing agent for details.

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