

**23850 RIVER ROAD**  
MAPLE RIDGE, BC



HIGH EXPOSURE INDUSTRIAL WATERFRONT SITE  
WITH BARGE LOADING FACILITY

**FOR SALE**



**ALBION INDUSTRIAL  
AREA**

**LOUGHED HIGHWAY**

**FRASER RIVER**

**RIVER ROAD**

**240<sup>TH</sup> STREET**

**WILLIAM N. HOBBS**  
PERSONAL REAL ESTATE CORPORATION  
W. N. (BILL) HOBBS, B.COMM., R.I. (BC)  
SENIOR VICE PRESIDENT, INDUSTRIAL  
604.640.5808  
bill.hobbs@ca.cushwake.com

# 23850 RIVER ROAD, MAPLE RIDGE, BC

## High Exposure Industrial Waterfront Site with Barge Loading Facility

FOR  
SALE

### OPPORTUNITY

Cushman & Wakefield is pleased to offer for sale the old Albion Ferry site. The property affords excellent frontage along the Fraser River and has a fully functioning barge facility as part of the subject property.

### LOCATION

The subject property is located in Maple Ridge's Albion industrial area. The property is located approximately six miles from the third crossing of the Fraser River, the Golden Ears Bridge, and to the Port Kells Industrial area.

### LEGAL DESCRIPTION

Lot A, District Lot 405, Land District 36, Plan BCP44628, PID 028-211-316

### ZONING

M-2 (General) Industrial, allowing for a wide variety of manufacturing, distribution, assembly and service industrial uses.

Contact the exclusive listing agent for a copy of the zoning bylaws.

### CONTIGUOUS PROPERTY SIZE

2.185 acres (95,179 sf) including 1.189 acre paved site

### FEATURES

- Fully fenced (with two gated access points)
- Paved and lit
- Waterfront/water access
- Full barge loading facility
- Freestanding  $\pm 3,000$  sf office building (plans available)
- Small storage shed
- Environmental Stage 1 completed and available

### ASKING PRICE

\$2,500,000

### DISCLAIMER

The subject property is currently undergoing configuration into one (1) legal parcel, from an upland site and separate water lot site.



### WILLIAM N. HOBBS

PERSONAL REAL ESTATE CORPORATION  
W. N. (BILL) HOBBS, B.COMM., R.I. (BC)  
SENIOR VICE PRESIDENT, INDUSTRIAL  
604.640.5808  
bill.hobbs@ca.cushwake.com

