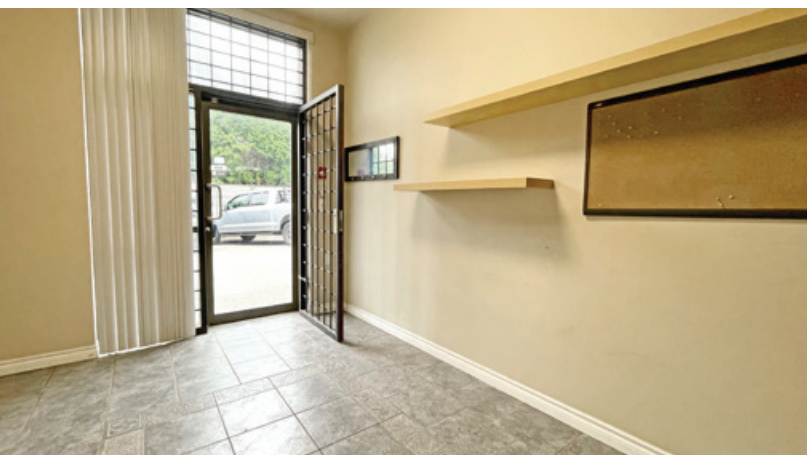


FOR SALE | INDUSTRIAL  
#106 - 20220 113B AVENUE  
MAPLE RIDGE, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ Rarely Available Micro-Industrial Unit in Maple Meadows Industrial Park
- ▶ 1,123 SF of Ground Floor Space
- ▶ Grade Loading

Mackenzie Fraser

D 604.630.3386 C 604.671.9441

mackenzie.fraser@lee-associates.com

**FOR SALE | INDUSTRIAL**  
**#106 - 20220 113B AVENUE**  
**MAPLE RIDGE, BC**



**Location**

The subject property is located on the south side of 113B Avenue in Maple Meadows Industrial Park, just east of the Golden Ears Bridge, the property offers excellent access to major transportation routes, including direct connections to the Trans-Canada Highway to the south and west via the Pitt River Bridge and Mary Hill Bypass.

**Features**

- ▶ Concrete tilt-up construction
- ▶ 3-phase power
- ▶ Grade level loading door
- ▶ Sprinklered
- ▶ Gas-fired unit heater
- ▶ 2-piece washroom
- ▶ 21' ceilings

**Available Area**

Warehouse	1,023 SF
Office	100 SF
Total	1,123 SF

**Zoning**

M3 (Business Park Zone)

**Year Built**

2006

**Property Taxes**

\$8,713.19 (2025)

**Strata Fees**

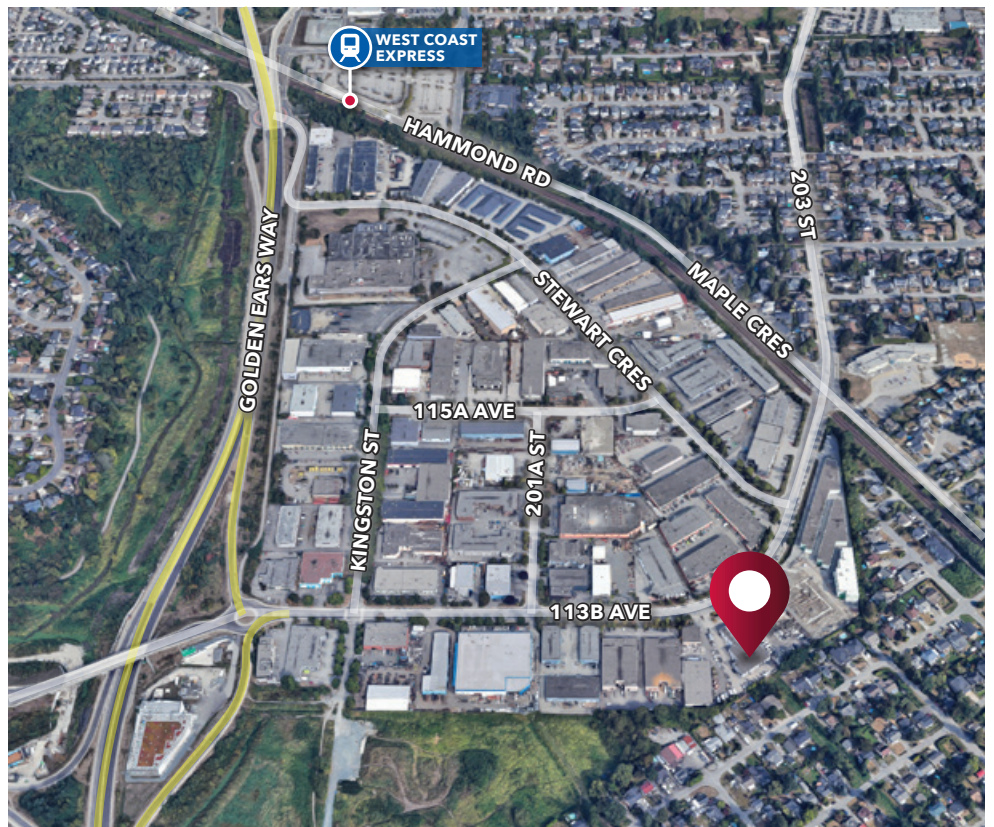
\$263.00 per month plus GST

**Asking Price**

\$695,000

**Availability**

Immediate



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