

**12990 LILLEY DRIVE**  
**MAPLE RIDGE, BC**

**NEW PRICE!**

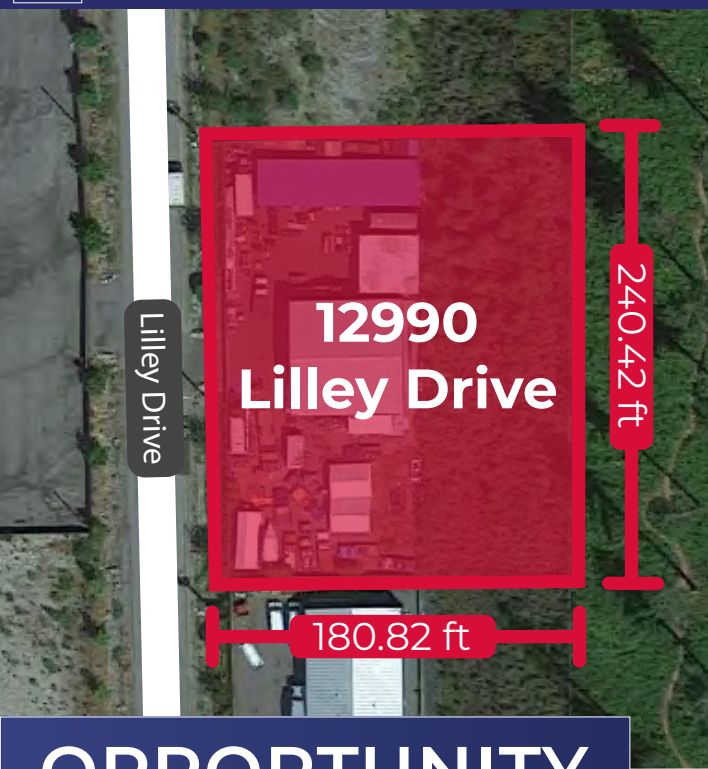


**43,473 sqft**  
Total Lot Size

**FOR SALE**  
**Industrial-Zoned Property**

**IPG** **ICONIC**  
**PROPERTIES**  
**GROUP**

**STONEHAUS**  
REALTY



# OPPORTUNITY

# DETAILS

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 allowed use. Don't miss out on this exceptional investment opportunity!

<b>CIVIC ADDRESS</b>	12990 Lilley Drive, Maple Ridge, BC
<b>NEIGHBOURHOOD</b>	Websters Corners
<b>ZONING</b>	M-2 General Industrial
<b>YEAR BUILT</b>	2014
<b>PID</b>	028-047-931
<b>LOT SIZE</b>	43,473 sqft
<b>BUILDING SIZE</b>	3,600 sqft
<b>CEILING HEIGHT</b>	22 ft
<b>LOADING TYPE</b>	1 Grade Loading
<b>PROPERTY TAX (2022)</b>	\$24,164.24
<b>ASSESSMENT (2024)</b>	\$2,970,000
<b>ASKING PRICE</b>	\$4,300,000

# UNIT PHOTOS

East Exposure



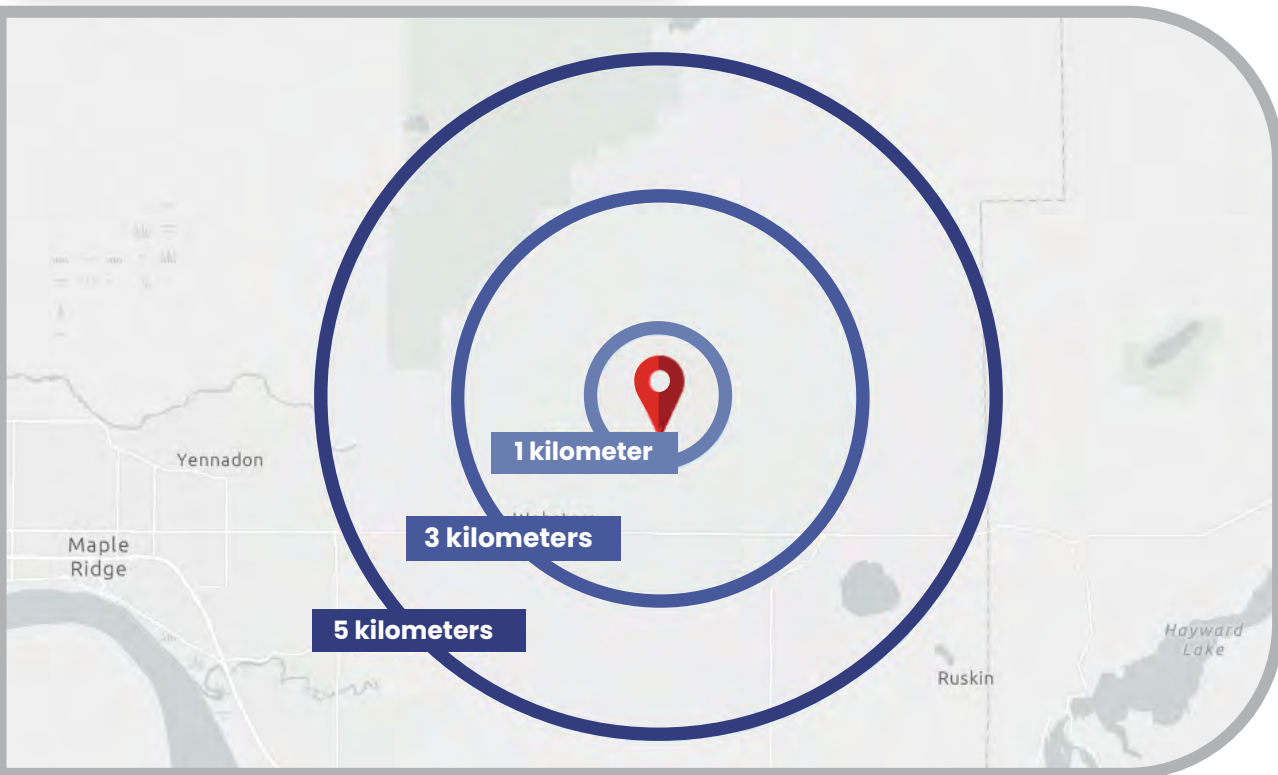
West Exposure



North Exposure



# DEMOGRAPHICS



# LOCATION

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 Webster's Corners area serves as a focal point for film productions in Maple Ridge, with many notable shows filmed here.

Contact our Iconic agent today for more information.

Distance	1 km	3 km	5 km
<b>Population (2024)</b>	345	2,820	8,223
<b>Population (2025)</b>	2,322	8,917	14,233
<b>Projected Annual Growth (2024 - 2025)</b>	573.04%	216.20%	73.09%
<b>Median Age</b>	45.0	46.6	42.5
<b>Average Household Income (2024)</b>	\$166,962.79	\$155,167.23	\$159,605.85
<b>Average Persons Per Household</b>	3.1	2.9	3.1

## **Khash Raeisi\***

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### **Associate**

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**IPG**

**ICONIC  
PROPERTIES  
GROUP**

### **Downtown Vancouver Office**

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Vancouver, BC

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### **South Vancouver Office**

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Vancouver, BC

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**NOTHING BUT ICONIC**

*\*Personal Real Estate Corporation*