

# Assignment Opportunity

**25470 DEWDNEY TRUNK ROAD**  
**Websters Corners**  
**Maple Ridge**  
**V4R 1X9**

**For Sale**  
**Land Commercial**

Additional Property Types:  
**Land Commercial**

For Sale Price: **\$1,749,000**  
 Leased/Sold Date:  
 Leased/Sold Price: /



Zoning: **P2** Gross Prop **\$3,982.80** Tax Yr: **2022** Sale **Asset**  
 P.I.D.#: **002-266-504** Building/Complex Name:

This desirable property is .95 Acres, zoned P-2 institutional and lies in the ALR. Property is on city water & sewer is in front but not yet connected. Located beside city park and Websters corner Elementary. No creeks on the property. Current zoning allows for assembly use, private hospital use etc..... Call today for more information.

## CHURCH ZONED - P2 ASSIGNMENT

### MEASUREMENTS:

Subj. Space Sq.Ft:	Space Avail for Lse:
Subj. Space Width	Whse/Indust.Sq.Ft:
Subj. Space Depth:	Office Area Sq. Ft:
Land Size Sq. Ft. <b>41,382.00</b>	Retail Area Sq. Ft:
Land Size Acres: <b>0.95</b>	Mezzanine Sq. Ft:
Acres Freehold: <b>0.95</b>	Other Area Sq. Ft:
Acres Leasehold:	Main Resid. Sq.Ft:
Subj Prop Width ft.:	Min. Divisible Space:
Subj Prop Depth ft.:	Max. Contig. Space:

### LEASE DETAILS:

Lease Type:  
 Lease Expiry Date:  
 Lse Term/Months:  
 Is a Sub-lease?:  
 Strata Fees/Month:  
 Seller's Int.: **Registered Owner**  
 Int. In Land: **Freehold**  
 First Nat.Res:  
 Occupancy:

### NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:  
 Est. Additional Rent / SF:  
 Basic Rent per Month:  
 Est. Add. Rent per Month:  
 Basic Rent per Annum:  
 Gross Rent per Annum/SF:  
 Gross Rent per Month:  
 Gross Rent per Annum:

### BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:	# of Docks
# of Storeys:	# of Grade Doors:
# of Elevators:	# of Loading Doors:
# Parking Spaces:	Clear Ceiling Ht (ft):
Year Built:	Class of Space:
Building Type:	
Construction Type:	
Potential to Redevelop?	Comments:
Environ. Assess.Done? <b>Not Applicable</b>	Comments:

### MULTI-FAMILY DETAILS:

# of Bachelor Apts:  
 # of Studio Apts:  
 # of 1 Bdrm Apts:  
 # of 2 Bdrm Apts:  
 # of 3 Bdrm Apts:  
 # of 4+ Bdrm Apts:  
 # of Penthouse Apts:  
 Total # of Apts  
 # of Other Units:  
 Total # of Units:  
 APOD Cap Rate

### BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:  
 Minor Business Type:  
 Business Name (d.b.a.):  
 Bus. Oper. Since (yr):  
 Confidentiality Reqd:  
 Major Use Description:

### LISTING FIRM(S):

**Leonardo DiFrancesco PREC\* and**  
**604-307-7340 (Cell)**

### PRESENTED BY:

**Rav Rampuri PREC\* - CONTC: 604-435-9477**  
**Sutton Centre Realty**  
**rrampuri@gmail.com**

