

KLEIN III

INDUSTRIAL LAND FOR SALE

54370 Bridal Falls Road Rosedale, BC

NEW PRICE



Highlights

PRODUCT TYPE

Industrial Land for Sale

SUMMARY

LOCATION

54370 Bridal Falls Road, Rosedale BC

LOT SIZE

10.6 Acres

FEATURES

2 Wells, 1 Septic Tank,
Heavy Industrial Power

ZONING

General Industrial

USES SERVICES

Outdoor Storage, Warehousing, Light
Manufacturing, Sawmill Operation

SPECIALISTS



Dmytro Chernysh

DIBM, BSKIN
PERSONAL REAL ESTATE CORPORATION

o 604 684 8844 · 704
c 778 988 2009
dmytro@kleingroup.com



Eugen Klein

B.COMM, FRI, CLO, CRES, ARM®, RI, CCIM,
CIPS, ICD.D

o 604 684 8844 · 701
c 604 818 5888
eklein@kleingroup.com

Information

Klein Group Royal LePage Commercial presents a unique opportunity to buy a 10.60 acre industrial parcel in a highly desirable location of Bridal Falls. Immediate HWY 1 exposure that provides convenient access to every major municipality in the lower mainland. The subject property is 35 minutes from the

Canada / USA border and 75 minutes from Vancouver. The subject property was recently rezoned to General Industrial Use. The property has high grade industrial power, 2 wells & a septic tank. Great opportunity for a user or investor in this thriving industrial market.

PROPERTY DETAILS

| | |
|-------------------|--|
| LOCATION | 54370 Bridal Falls Road, Rosedale BC |
| LOT SIZE | 10.6 Acres |
| ZONING | General Industrial |
| LEGAL | Parcel C District Lot 446, Group 2, New Westminster Land District, PL with Fee Deposited 19197E; EXC SRW PL 22189, SRW PL 50736. SRW PL 76173 & EPP56518 |
| HIGHWAY FRONTAGE | ~1,000 ft |
| PID | 001-589-237 |
| GROSS TAXES | \$6,942.05 (2021) |
| AVAILABLE REPORTS | Phase 1 Environmental |

POTENTIAL ZONING USES

- Outdoor Storage
- Light & Heavy Manufacturing
- Sawmill / Log Home Operation
- Warehousing & Distribution
- Building Supply & Lumber Yard
- Material Recycling & Salvaging

VIDEO/QR CODE SCAN



www.bit.ly/54370-BridalFallsRd

PRICE

\$17,200,000
\$14,990,000

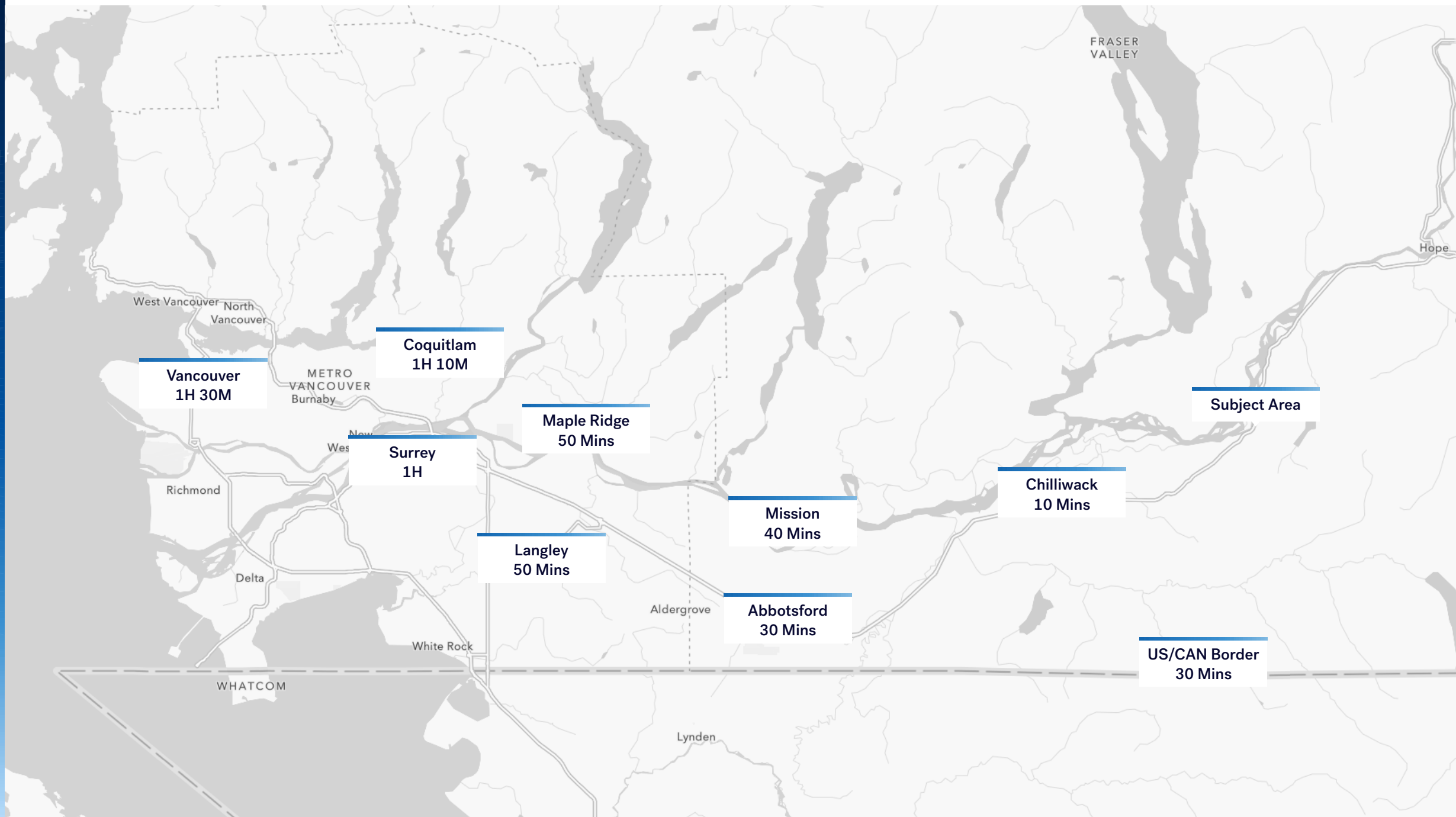
Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Amenities

- 1. 54370 Bridal Falls Rd - Subject Area
- 2. Cheam Fishing Village Campground
- 3. Fraser River Lodge
- 4. Cheam Lake Wetlands Regional Park
- 5. Bridal Falls Waterpark
- 6. Camp Bridal
- 7. Popkum Motor Park
- 8. Tall Timber B&B
- 9. Ferry Island Provincial Park
- 10. Our Backyard Garden
- 11. Abundance Community Farm
- 12. Uptown Boutique
- 13. Subway Sandwiches
- 14. Woodland Charcuterie
- 15. BC Liquor
- 16. Subway Sandwiches



Driving Distances



Photos



Photos



Photos



Photos

