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For Sale  
Call  
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INDUSTRIAL ZONED PROPERTY

# For Sale

12990 Lilley Drive, Maple Ridge, BC

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\*Personal Real Estate Corporation



**Civic Address**

↳ 12990 Lilley Drive,  
Maple Ridge, BC V2W  
1C6

**PID**

↳ 028-047-931

**Neighborhood**

↳ Webster Corners

**Zoning**

↳ M-2

**Year Built**

↳ 2014

**Building Size**

↳ 3,600 sqft.

**Lot Dimensions & Size**

↳ 233' x 186.8'  
↳ 43,527.27 SF

**Grade Doors**

↳ 1

**Property Tax (2025)**

↳ \$34,208.76

**Assessment (2025)**

↳ \$3,063,000

**Asking Price**

↳ Contact Agent

# Property Details

Iconic Properties Group is pleased to present 12990 Lilley Drive, Maple Ridge—a rare opportunity to acquire a versatile industrial property within the established Kanaka Business Park. Situated on 43,473 sqft of land, the site includes a 3,600 sqft building with engineered plans in place, offering a turnkey foundation for immediate use or future expansion. This well-positioned property provides exceptional flexibility for owner-users and investors seeking a secure foothold in one of Maple Ridge's most accessible and steadily growing industrial areas.

**Functional Industrial Asset**

Designed for operational efficiency, the existing structure accommodates a wide range of industrial and light commercial activities. With engineered plans already completed, businesses can transition seamlessly into the space or adapt it to meet specific requirements. The generous lot size supports ample yard area, parking, or future development, enhancing long-term usability and value.

**Strategic Maple Ridge Location**

Located within Kanaka Business Park, the property offers excellent access to major transportation routes including Lougheed Highway, Dewdney Trunk Road, and the Golden Ears Bridge, enabling efficient connectivity across Metro Vancouver and the Fraser Valley. The surrounding industrial hub supports a thriving network of complementary businesses, creating operational synergy and workforce accessibility.

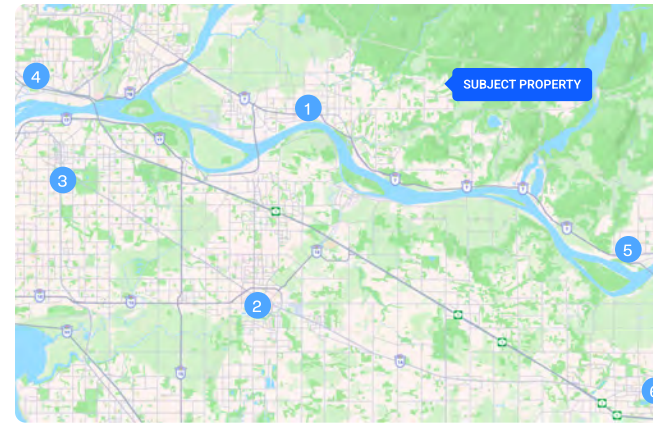
**Flexible Zoning Potential**

Designated under the M-2 Industrial Zone, the property allows for a diverse range of uses, including industrial operations, restaurants, indoor recreation, and office space. This zoning flexibility makes 12990 Lilley Drive an ideal choice for businesses seeking a customizable facility with strong long-term growth potential in an expanding industrial corridor.



All measurements, sizes, and dimensions are approximate and are provided for general information purposes only. The buyer is advised to verify all details independently to their own satisfaction.

# Nearby Amenities



Destination	Approximate Driving Time
1 Maple Ridge	15 minutes
2 Langley Willowbrook	45 minutes
3 Surrey City Centre	45 minutes
4 Coquitlam Centre	45 minutes
5 Mission	30 minutes
6 Abbotsford	40 minutes



**Food & Drinks**

- 1 Domino's Pizza
- 2 Tim Hortons
- 3 Brynny's Cafe
- 4 Subway
- 5 McDonald's
- 6 Church's Texas Chicken

**Retail, Services, Manufacturers & Suppliers**

- 1 Websters Corner Store
- 2 Esso
- 3 TD Canada Trust
- 4 Nexxgen Windows
- 5 Swiftwood Forest Products
- 6 ET Inc
- 7 Prestige Signs and Lighting Company
- 8 West Coast Pile Driving
- 9 Brikers

**Transit**

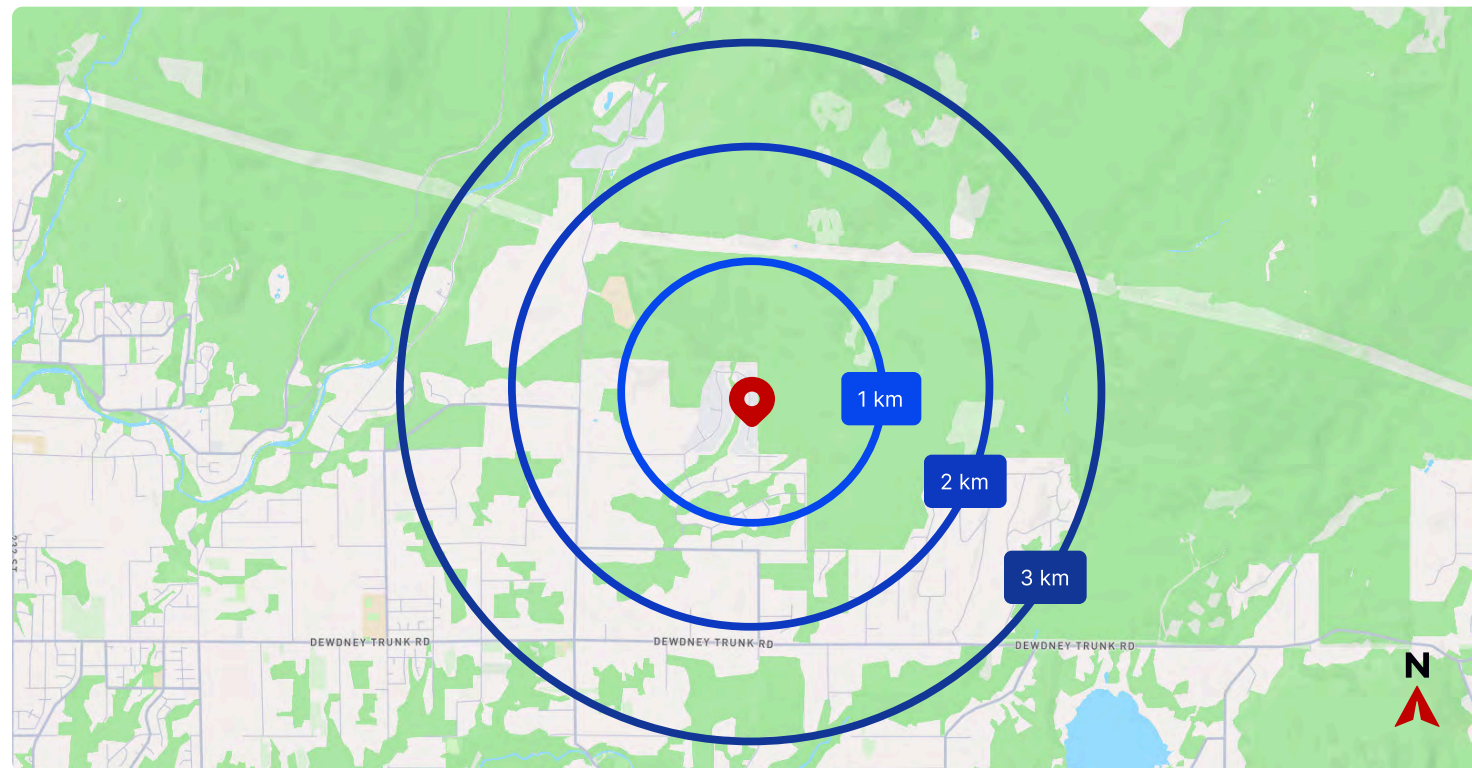
- 1 Bus Stop

# Demographic

Strategically located in Maple Ridge’s Webster’s Corners neighbourhood, 12990 Lilley Drive offers a rare opportunity to acquire a versatile industrial property within the established Kanaka Business Park. Maple Ridge is a picturesque Fraser Valley community known for its scenic landscapes, outdoor recreation, and strong sense of community—balancing suburban convenience with rural charm. Just east of 256 Street and north of Dewdney Trunk Road, the property is surrounded by food, shopping, and transit options within a 10-minute drive, and sits near one of the city’s key film production areas, adding to the region’s economic diversity.

The property spans 43,473 sqft with a 3,600 sqft industrial building and engineered plans in place, offering a turnkey setup for owner-users or investors. Zoned M-2 (General Industrial), it allows a wide range of uses including industrial, office, restaurant, and indoor recreation. With excellent connectivity via Lougheed Highway, Dewdney Trunk Road, and the Golden Ears Bridge, 12990 Lilley Drive provides convenience, flexibility, and long-term value in one of Maple Ridge’s most accessible industrial hubs.

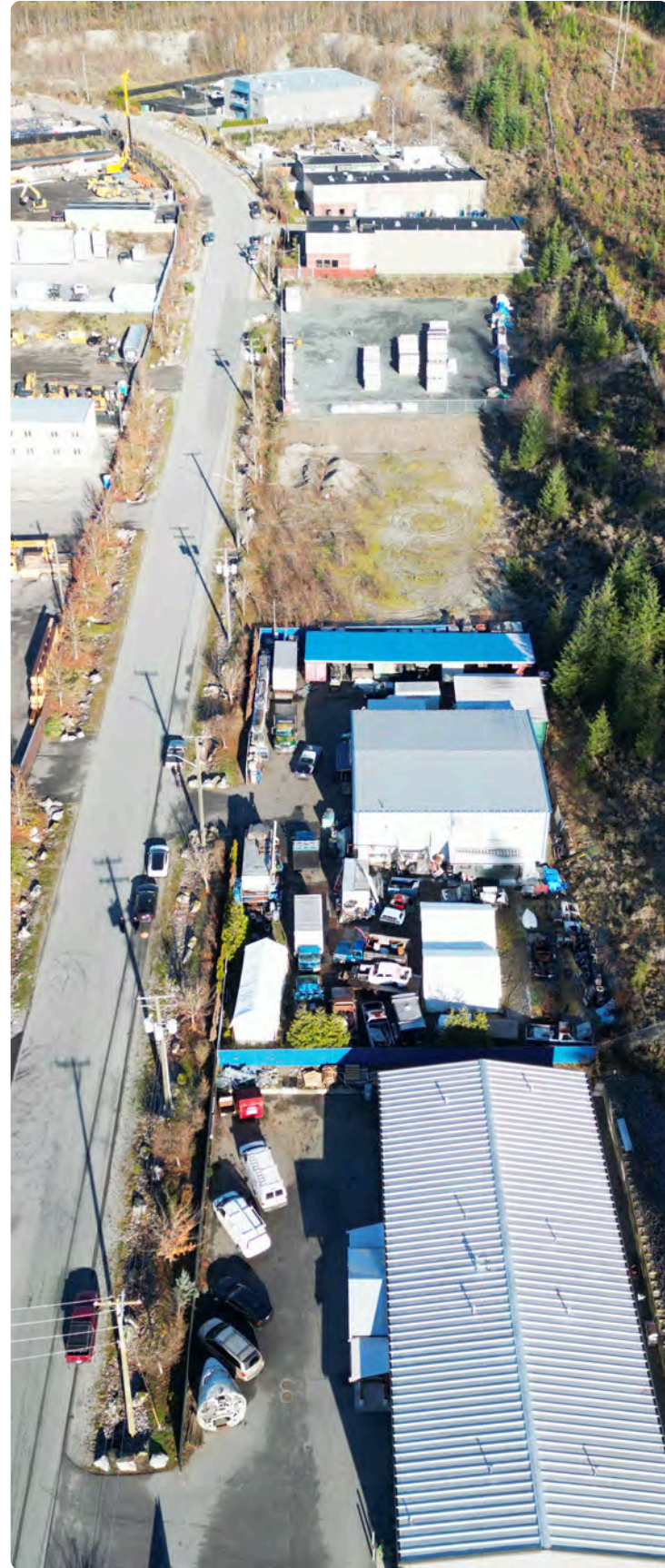
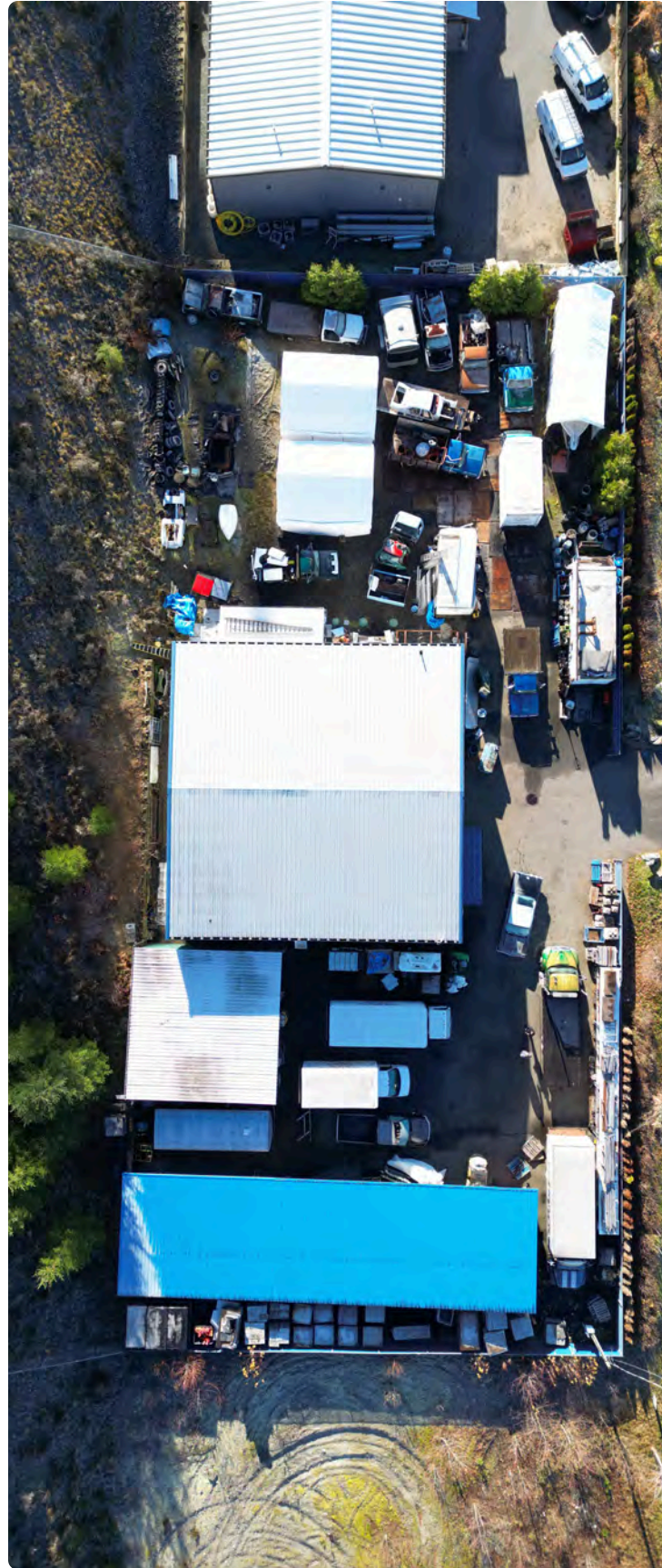
	1 km	2 km	3 km
<b>Population (2024)</b>	345	2,820	8,223
<b>Population (2029)</b>	1,977	6,097	14,233
<b>Projected Annual Growth (2024-2029)</b>	473.04%	116.21%	73.09%
<b>Median Age (2024)</b>	45	46.6	42.5
<b>Average Household Income (2024)</b>	\$166,962.79	\$155,167.23	\$125,605.85
<b>Average Persons Per Household (2024)</b>	3	3	3



# Photos



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