

ACTIVE
C8052497

A102 11807 BAYNES ROAD
West Meadows
Pitt Meadows
V3Y 2V1

For Sale
Industrial

For Sale Price: **\$750,000**

Additional Property Types:
Industrial

Listing Map: 

Leased/Sold Date:

Leased/Sold Price: /



Zoning: **I-5** Gross Prop **\$1.00** Tax Yr: **2023** Sale **Lease**
P.I.D.#: **111-111-111** Building/Complex Name: **GOLDEN EARS AVIATION PARK**

GOLDEN EARS AIR PARK at Pitt Meadows YPK Airport. Come be a part of one of B.C's busiest and friendliest airports. YPK is centrally located in the Greater Vancouver metro area. We are offering General Aviation hangars for your private plane or helicopter in sizes from 1050 sq.ft T-Hangars to 3000 + sq.ft. multi-use hangars. Hangar shown is 3036 sf comes with fully automated Bi-Fold door 14'10" clearance, LED Lighting, 240V Panel, Gas heat, epoxy floor covering, insulated finished walls & rear garage door and extra lighting from high windows. This is a deluxe hangar available summer 2023 with large apron and easy access to Runways. We can also "build to suit" for your commercial or General Aviation needs. Come visit us at YPK with NAV Canada, a New Terminal & restaurant and an Airport Authority eager for growth.

MEASUREMENTS:

Subj. Space Sq.Ft:	3,036	Space Avail for Lse:	3,036
Subj. Space Width		Whse/Indust.Sq.Ft:	
Subj. Space Depth:		Office Area Sq. Ft:	
Land Size Sq. Ft.	262,620.32	Retail Area Sq. Ft:	
Land Size Acres:	6.03	Mezzanine Sq. Ft:	
Acres Freehold:		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: **\$1,123.32**

Seller's Int.: **Registered Owner**
Int. In Land: **Leasehold**
First Nat.Res:
Occupancy: **New; Never Occupied**

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:	9	# of Docks	
# of Storeys:	1	# of Grade Doors:	
# of Elevators:		# of Loading Doors:	
# Parking Spaces:		Clear Ceiling Ht (ft):	16.00
Year Built:	2023	Class of Space:	AAA
Building Type:	See Realtor Remarks		

Construction Type: **Wood Frame, Metal**

Potential to Redevelop? **No** Comments:

Environ. Assess.Done? **No** 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 Reqcd:

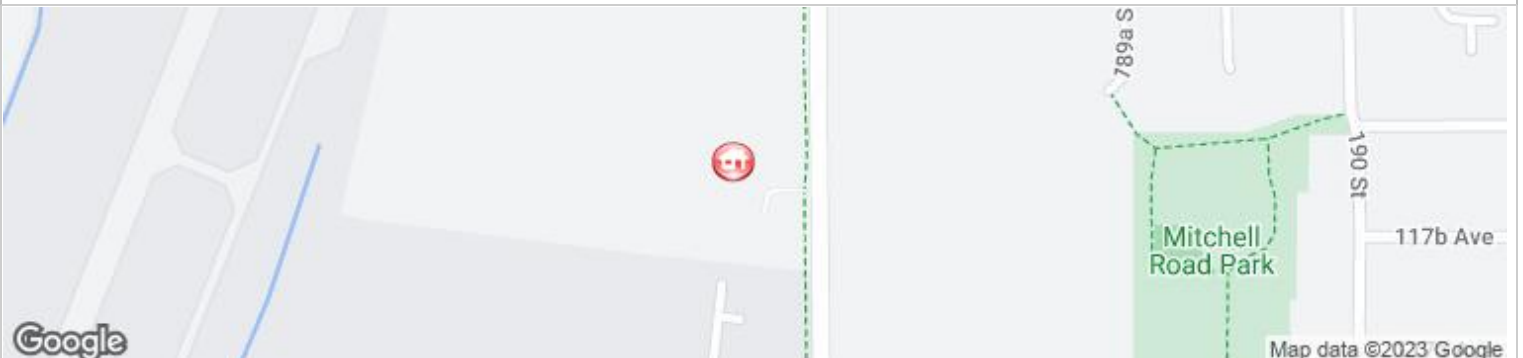
Major Use Description:

LISTING FIRM(S):

- 1 RE/MAX Mayne-Pender
- 2.
- 3

PRESENTED BY:

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