

ACTIVE
C8053823

D103 11807 BAYNES ROAD
West Meadows
Pitt Meadows
V3Y 2V1

For Sale
Industrial

Additional Property Types:
Industrial

Listing Map: 

For Sale Price: **\$179,000**
Leased/Sold Date:
Leased/Sold Price: /



Zoning: **I5** Gross Prop **\$1.00** Tax Yr: **2023** Sale **Lease**
P.I.D.#: **111-111-113** Building/Complex Name: **Golden Ears Airpark**

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 1050 sf T-Hagar Elect. Bi-Fold door 42 X 32 11' 6" door clearance, 14 ft Ceiling, LED Lighting, 60 Amp Panel, Bathroom, insulated f walls This hangar is nearing completion & available immediately. We can also "build to suit" for your Commercial (AMO/FBO or General Aviation needs. Come visit us at YPK offering NAV Canada, a New Terminal & restaurant and an Airport Authority eager for growth & quality amenities.

MEASUREMENTS:

Subj. Space Sq.Ft: **1,050** Space Avail for Lse: **1,050**
Subj. Space Width **42** Whse/Indust.Sq.Ft:
Subj. Space Depth: **32** Office Area Sq. Ft:
Land Size Sq. Ft. **262,620.23** 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.: **42.00** 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: **\$388.50**
Seller's Int.: **Other**
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: **7** # of Docks
of Storeys: **1** # of Grade Doors: **1**
of Elevators: # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: **2023** Class of Space: **AAA**
Building Type: **See Realtor Remarks**

Construction Type: **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 Reqd:
Major Use Description:

LISTING FIRM(S):

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

PRESENTED BY:

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