

**ACTIVE**  
**C8053235**

**D114 11807 BAYNES ROAD**  
**West Meadows**  
**Pitt Meadows**  
**V3Y 2V1**

**For Sale**  
**Industrial**

For Sale Price: **\$189,000**  
Leased/Sold Date:  
Leased/Sold Price: /

Additional Property Types:  
**Industrial**

Listing Map: 



Zoning: **I5** Gross Prop **\$1.00** Tax Yr: **2023** Sale **Lease**  
P.I.D.#: **111-111-112** 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 comes with fully automated & insulated Bi-Fold door 11' 6" clearance, LED Lighting, 60 Amp Panel, Bathroom, insulated finished walls This hangar is complete & available now. 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 & 40 year Lease**

**MEASUREMENTS:**

Subj. Space Sq.Ft: **1,050** Space Avail for Lse: **1,050**  
Subj. Space Width **42** 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.: **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: **1** # 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:**

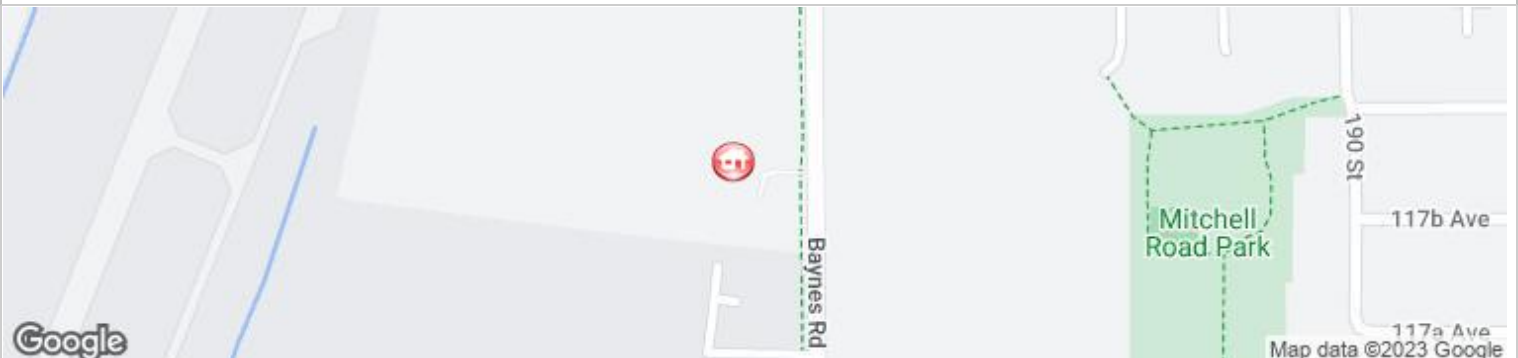
Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
Major Use Description:

**LISTING FIRM(S):**

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

**PRESENTED BY:**

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