

ACTIVE
C8038981

Listing Date: **6/22/2021**
Expiry Date: **6/22/2022**
DOM: **228** Board: **F**
Orig. Price: **\$3,300,000** Prev. Price: **\$2,999,000**

10708 FARMS ROAD
Durieu
Mission
V2V 4J1



For Sale **Agri-Business**
Agri-Business, Business with Property

For Sale Price: **\$2,780,000**
Leased/Sold Date:
Leased/Sold Price: /



Zoning: **A-2** Gross Prop **\$11,162.60** Tax Yr: **2020** Sale **Asset**
P.I.D.#: **010-891-803** Building/Complex Name:

Foreclosure. "As is, where is" 18.7 Acre Property For sale in Mission-Durieu, Premium Warehouse Space with industrial coolers, lighting, loading bay, vault, bathrooms, showers, water systems, alarm and built on pilings. The space was almost completed as a Cannabis Production facility and could be finished off with new building permits and rezoning or repurposed. Info packet will be provided with signed NDA. Building is approximately 7000+ sq ft & GMP quality processing & cultivation facility which is state of the art and nearly completed and the property has outdoor growing opportunities. The facility could be repurposed for agricultural use, growing or Agricultural cold storage & warehousing. The majority of the property is acres of blueberry fields with mature plants. The property and Vendor do have a cannabis license application in late stage process which the building requires completion which when licensed/operating or finished and

MEASUREMENTS:

Subj. Space Sq.Ft: **7,000** Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Main Resid. Sq.Ft: Retail Area Sq. Ft:
Land Size Acres: **18.70** Mezzanine Sq. Ft:
Acres Freehold: **0** Other Area Sq. Ft:
Acres Leasehold: Min. Divisible Space:
Subj Prop Width ft.: **315.00** Max. Contig. Space:
Subj Prop Depth ft.: **2,590.00**

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
Occupancy: **Vacant**

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: # of Docks
of Storeys: # of Grade Doors:
of Elevators: # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: **2018** Class of Space:
Building Type: **Freestanding, High Tech, Manufacturing,**
Potential to Redevelop? Comments:
Environ. Assess.Done? **Yes** Comments:
N/A

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

BUS/BWP & AGR DETAILS:

Major Business Type:
Agriculture
Minor Business Type:
Specialty Farms
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqd: **Yes**
Major Use Description:
Berry

LEGAL: LOT B, PLAN NWP3213, SECTION 12, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT

REALTOR Full plans, 2 appraisals available on signed NDA. Building size is approx., Facility is approx. 85% complete, remaining work to be **REMARKS:** Completed is estimated in cost & time required. Court Ordered Sale. Order Nisi. "As is where is"

DESIGNATED AGENT(S):

1 **Derek Pink PREC*** - CONTC: **604-351-7465**
RE/MAX Masters Realty - OFC: 604-926-6233
derek@derepink.com

2

3

Commission: **1% OF SALE PRICE**

Seller/Landlord:**OLTL HOLDINGS LTD.**

Sell Firms: **1.**

Buyer Agents:**1.**

APPOINTMENT INFORMATION:

Contact Listing **REALTOR®**

Derek
604-351-7465

Virtual Tour:

Brochure:

2.

3.

Comm - Detailed Tax Report

Property Information

Prop Address	10708 FARMS RD	Jurisdiction	MAPLE RIDGE RURAL 2
Municipality	MAPLE RIDGE RURAL	Neighborhood	803-HATZIC PRAIRIE & MCCONNELL CREEK
Area	MISSION	SubAreaCode	F84
PropertyID	010-891-803	BoardCode	F
PostalCode	V2V 4J1		

Property Tax Information

TaxRoll Number	02181100	Gross Taxes	\$17,370.23
Tax Year	2021	Tax Amount Updated	06/16/2021

More PIDS

010-891-803

More PIDS2

Owner Name & Mailing Address

Owner1 1	Owner2 1
Owner1 2	Owner2 2
Mail Addr1	Mail Addr3
Mail Addr2	Mail Addr4
MailPostalCode	

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP3213	B			36	12	18		

Legal FullDescription

LOT B, PLAN NWP3213, SECTION 12, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	18.7 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (VACANT)	Zoning	
Year Built			
BCA Description	INDUSTRIAL LIGHT MANUFACTURING		
WaterConn			
BCADData Update	01/05/2022		

Supplementary Property Info

BedRooms		Foundation	
Full Bath		Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$1,075,000.00	\$733,000.00	\$1,808,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,075,000.00	\$733,000.00	\$0.00	\$10,000.00	\$1,798,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,075,000.00	\$733,000.00	\$0.00	\$10,000.00	\$1,798,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/2/2018	\$2,500,000.00	CA7102736	REJECT - NOT SUITABLE FOR SALES ANALYSIS
10/3/2017	\$1,581,000.00	CA6346932	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Broker Listings

10708 FARMS ROAD

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Broker:
Paragon Commercial

City:
Mission

Sale Price:
2780000

Opportunity Type:
Farm for Sale

Property Size:
7000

ML #: C8038981
PID: 010-891-803
DOM: 227

