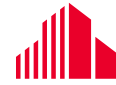


FOR SALE

22753 - 22759 DEWDNEY TRUNK ROAD
MAPLE RIDGE, BC



CUSHMAN &
WAKEFIELD

1,995 SF BUILDING ON 19,300 SF LOT WITHIN
MAPLE RIDGE TOWN CENTRE PLAN

[VIEW VIDEO HERE](#)



VALLEY FAIR MALL

228TH STREET

DEWDNEY TRUNK ROAD

HANEY BUILDER'S SUPPLY

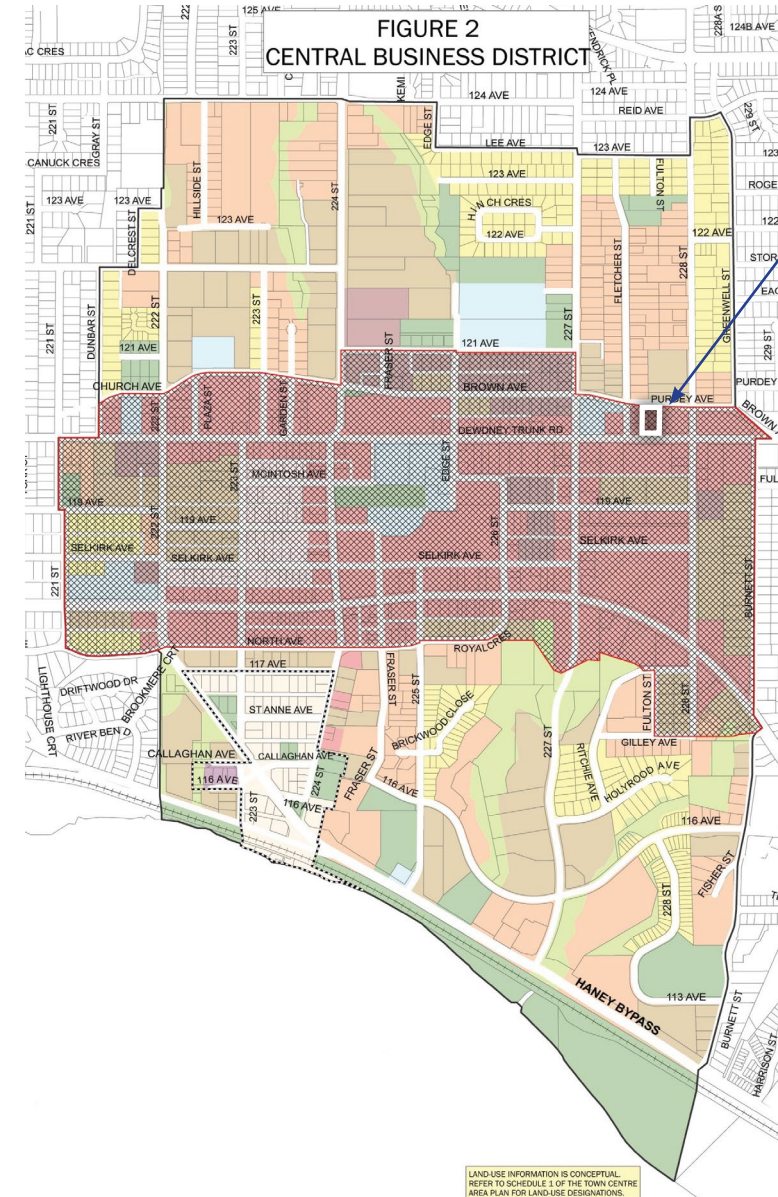
FLETCHER STREET

FOR SALE

22753 - 22759 DEWDNEY TRUNK ROAD
 MAPLE RIDGE, BC



MAPLE RIDGE CENTRAL BUSINESS DISTRICT LAND USE MAP



Legend

- Central Business District
- Town Centre Boundary
- Port Haney and Fraser River Waterfront Area



THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire a multifamily designated site, in Downtown Maple Ridge within steps of all levels of amenities.

The two adjacent sites total 19,300 SF. and in currently house a 1,995 SF showroom, as well as ample customer parking. The site is designated Central Business District in the adopted Town Centre Area Plan.

The property can be provided tenanted or vacant possession at the buyer’s request.

DEMOGRAPHICS

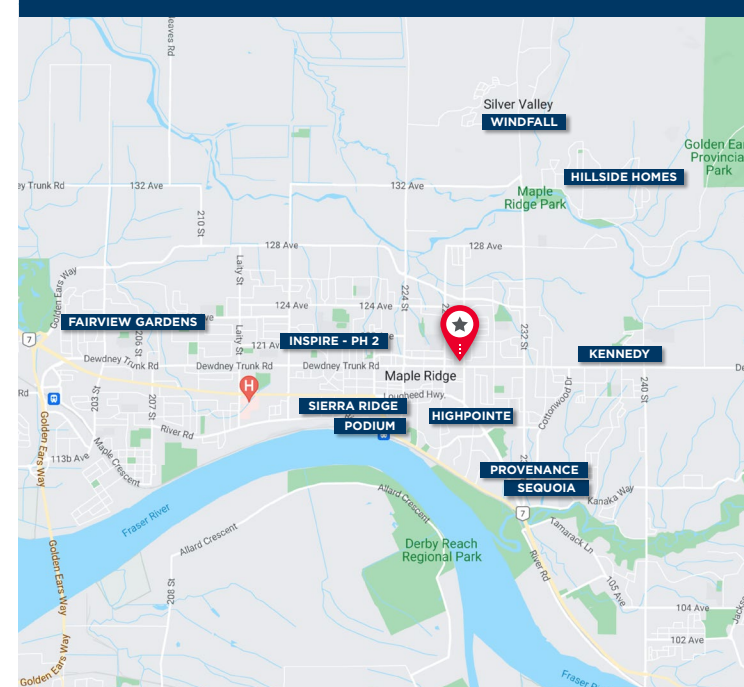
	1 KM	3 KM	5 KM
Population	14,747	48,835	78,539
Population Growth (2016-2021)	9.5%	6.3%	6.0%
Projected Population Growth (2021-2026)	7.2%	5.4%	5.5%
Median Age	47.5	42.6	41.3
Avg Household Income	\$77,663	\$107,315	\$119,809

LOCATION

Maple Ridge is located 45 kilometers east of Vancouver in one of the most rapidly growing communities in the Lower Mainland, positioned east of the Tri-Cities and Pitt Meadows on the North Shore of the Fraser River.

Several major infrastructure projects have been completed improving access and reducing drive times, including the Golden Ears Bridge connecting Langley from the South, and the Pitt River bridge connecting the Tri-Cities from the West.

NEIGHBOURING DEVELOPMENTS



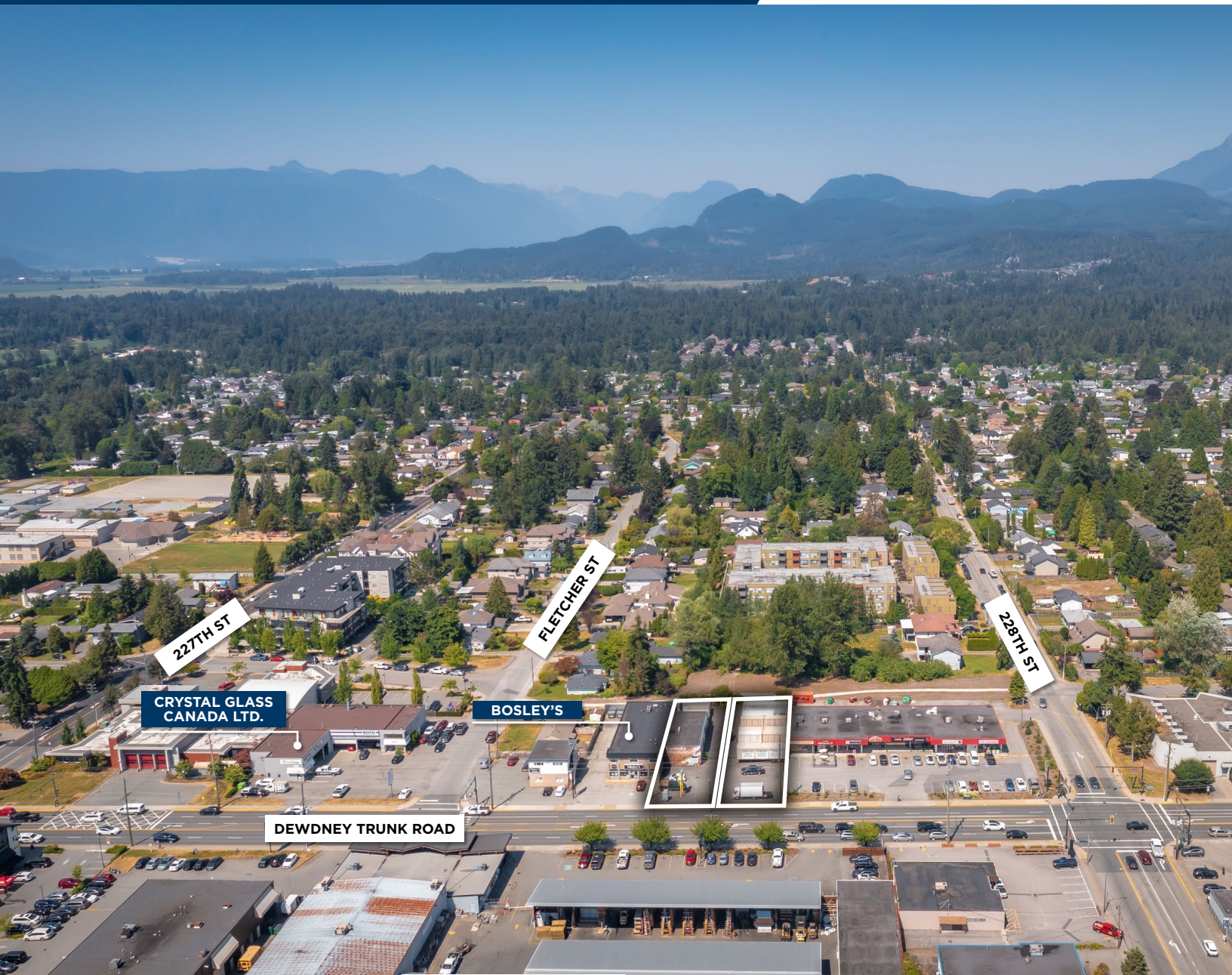
SALIENT DETAILS

	22753 Dewdney Trunk Rd	22759 Dewdney Trunk Rd
PID	011-333-316	000-984-795
LAND USE	Mid to High Rise 3-20 Storeys	Mid to High Rise 3-20 Storeys
LOT AREA	9,400 sf	9,900 sf
ZONING	Service Commercial Zone	Service Commercial Zone
GROSS TAXES	\$15,754.86	\$13,481.85



FOR SALE

22753 - 22759 DEWDNEY TRUNK ROAD
MAPLE RIDGE, BC



*CONFIDENTIALITY AGREEMENT

Income Statement and access to the Data Room will be provided upon receipt of a signed confidentiality agreement.

Ely Golvin

Senior Associate
Development Land & Investment Sales
604 640 5809
ely.golvin@cushwake.com

CUSHMAN & WAKEFIELD ULC
Suite 700 - 700 West Georgia Street, PO Box 10023, Pacific Centre, Vancouver, BC V7Y 1A1

E.&O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC PRJ0756305 08/22 no