



**FOR SALE**

**22311 119TH AVENUE**  
MAPLE RIDGE, BC



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### THE OPPORTUNITY

To acquire 100% freehold interest of a 7,360 sf retail/office building on an approximately 8,000 sf lot with flexible redevelopment potential. Currently occupied by a law group, the building will be provided with vacant possession or could be considered for a sale, leaseback. The corner lot building provides great exposure, has a recently renovated basement, and ample parking on site at the rear. Perfect for an owner occupier.

The lot falls within the Flexible Mixed Use zone of the municipalities OCP providing redevelopment upside for a mixed use building of up to 5 storeys.

### OCP

#### Flexible Mixed Use

- Buildings should be a minimum of three (3) and a maximum of (5) storeys in height.
- Multi-family residential is a permitted use in Flexible Mixed-Use, but must be designed with the flexibility to convert ground floor units to a commercial use in the future.
- Retail, service, and entertainment uses, in a Mixed-Use development, shall be encouraged on the ground floor with office and/or residential uses encouraged in the second storey and above.
- Maple Ridge will undertake research into expanded home-occupation regulations for the Mixed-Use designation

### DEMOGRAPHICS

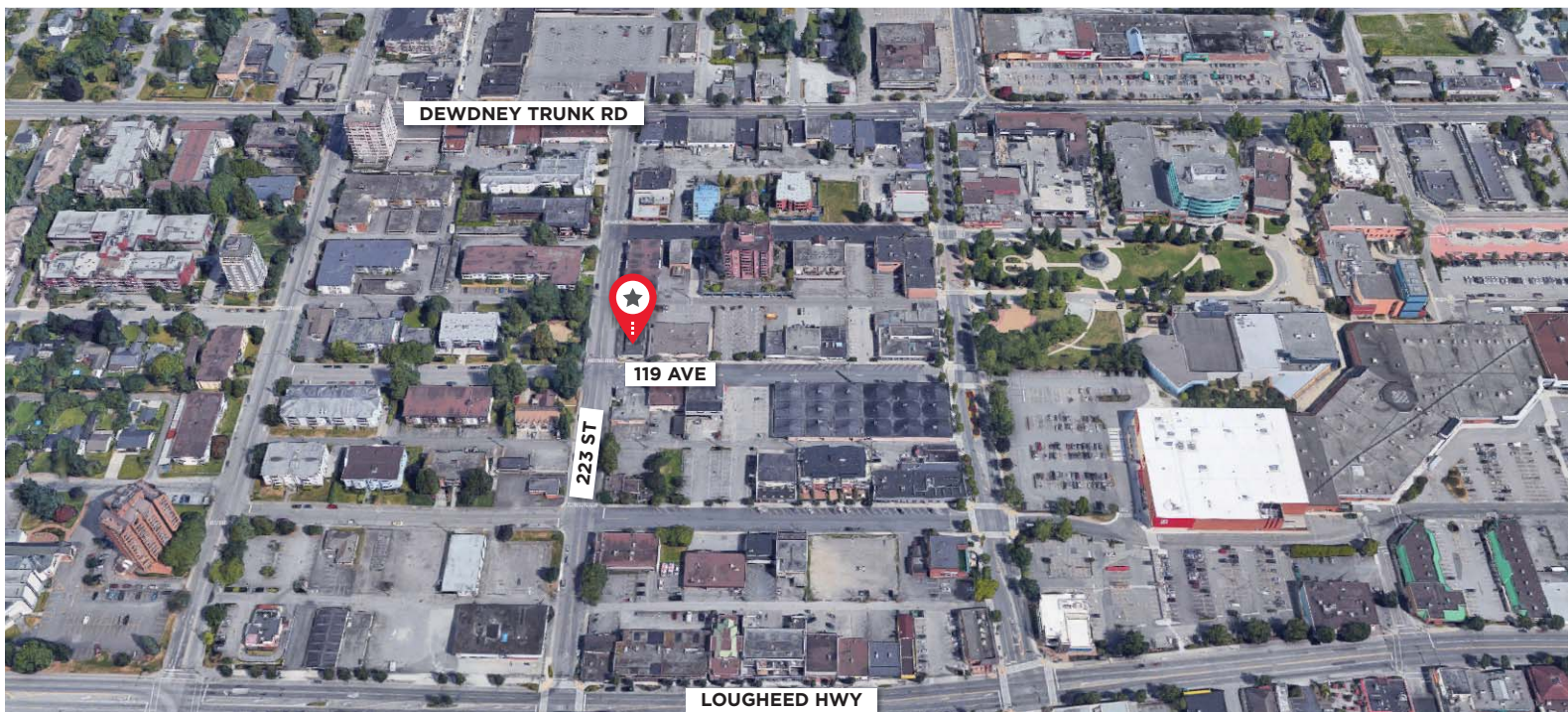
	1 km	3 km	5 km
Population (2019)	11,963	45,257	77,162
Population (2024)	13,028	48,021	83,426
Projected Annual Growth (2019 - 2024)	1.7%	1.2%	1.6%
Median Age	49.4	42.8	41.3
Average Household Income (2019)	\$68,099	\$97,905	\$112,579

### ZONING

C-3 (Town Centre Commercial).

### ASKING PRICE

\$2,208,000



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