

FOR SALE

SINGLE-TENANT DAYCARE INVESTMENT OPPORTUNITY IN MAPLE RIDGE

23550 DEWDNEY TRUNK ROAD, MAPLE RIDGE, B.C.

PRICE: \$1,995,000 (5.11% Cap Rate)



Marcus & Millichap

OPPORTUNITY

The Vendor has exclusively retained Marcus & Millichap REIS Canada Inc. to facilitate the sale of 23550 Dewdney Trunk Road, Maple Ridge, B.C. (the “Subject Property”). The Subject Property is a single-tenant daycare facility leased by Kids & Company, an international daycare operation with over 150 locations throughout North America. Located in the rapidly densifying neighbourhood of Cottonwood in Maple Ridge, the Subject Property offers a fully leased, freehold, carefree commercial asset with a 5.11% cap rate on the existing net income.

SALIENT DETAILS

Address: 23550 Dewdney Trunk Road, Maple Ridge, B.C.

Legal Description: Lot 1 Section 16 Township 12 New Westminster District Plan BCP1834

PID: 025-522-469

Zoning: [P-4 - Place of Worship Institutional](#)

Lot Size: 7,193 SF

Leasable Area: 2,974 SF

Term: 5 year lease expiring August 31,2028

NOI: \$101,862

Asking Price: \$1,995,000

Cap Rate: 5.11%



HIGHLIGHTS



Fully leased, freehold commercial asset in Greater Vancouver offered at an attractive price point with annual contractual rental escalations..



Tenanted by Kids & Company, an international daycare operation with over 150 locations throughout North America.



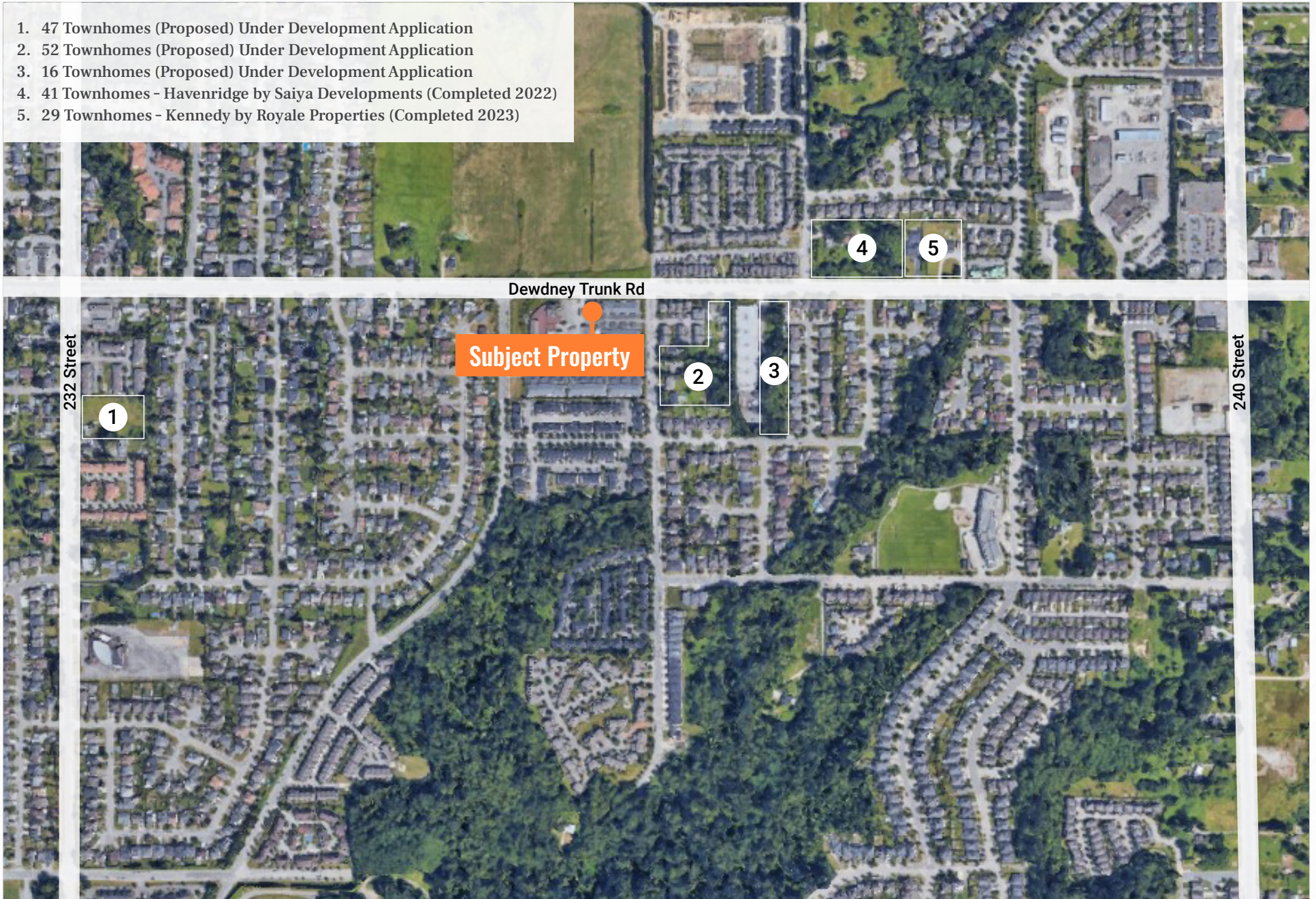
Rarely available, P-4 institutional zoned opportunity. P-4 allows for both childcare and places of worship uses which are unallowable for most other zonings in Maple Ridge.



Opportunity to realize significant income upside on renewal when current lease converts to a triple net lease at fair market rents.

LOCATION OVERVIEW

1. 47 Townhomes (Proposed) Under Development Application
2. 52 Townhomes (Proposed) Under Development Application
3. 16 Townhomes (Proposed) Under Development Application
4. 41 Townhomes - Havenridge by Saiya Developments (Completed 2022)
5. 29 Townhomes - Kennedy by Royale Properties (Completed 2023)





DEWDNEY TRUNK ROAD

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