

FOR SALE

18382 SF
Free Standing Bldg.



Fully leased medical strip centre with prime Dewdney Trunk Road exposure, stable income from established tenants, and exceptional visibility—an ideal investment opportunity for long-term returns.

The subject property is well-maintained and consists of 5,565 SF net rentable square footage. The site is currently zoned C-2 and OCP is designated as Commercial. This is a great opportunity for rental income appreciation with rezoning and long-term redevelopment potential.

12005 238B STREET

Maple Ridge, BC

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Royal LePage Commercial
104 - 13049 76 Ave, Surrey, BC
Independently Owned & Operated

PROPERTY OVERVIEW

Property details

LEGAL DESCRIPTION:

LOT B SECTION 21 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN BCP21769

PID

026-546-914

TOTAL BUILDING AREA

12005 238B ST Maple Ridge BC V4R 1W1

Total 5,565 sf

TOTAL SITE SIZE

18382 Sq Ft

ZONING

C-2 (Community Commercial)

PROPERTY TAXES

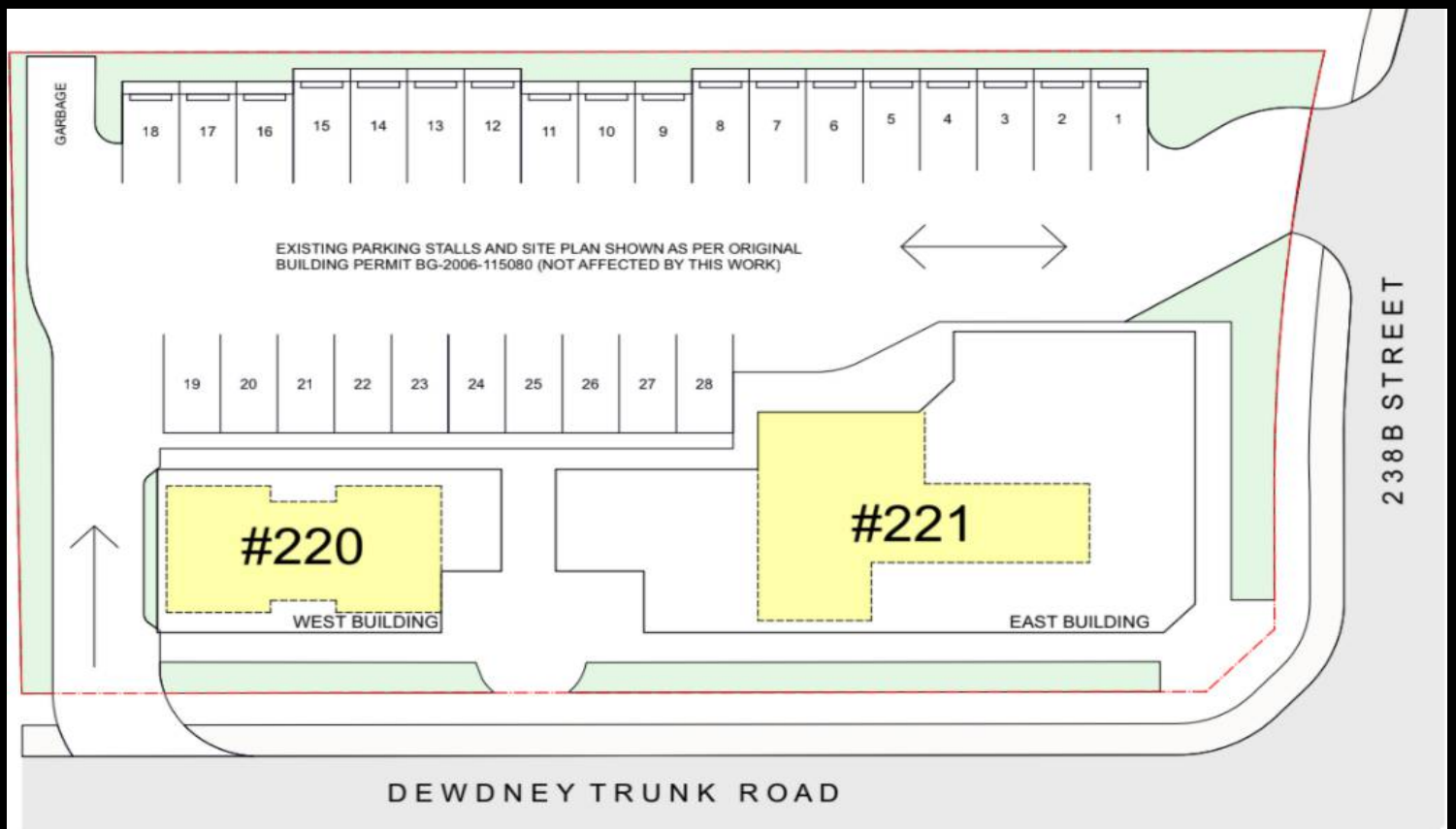
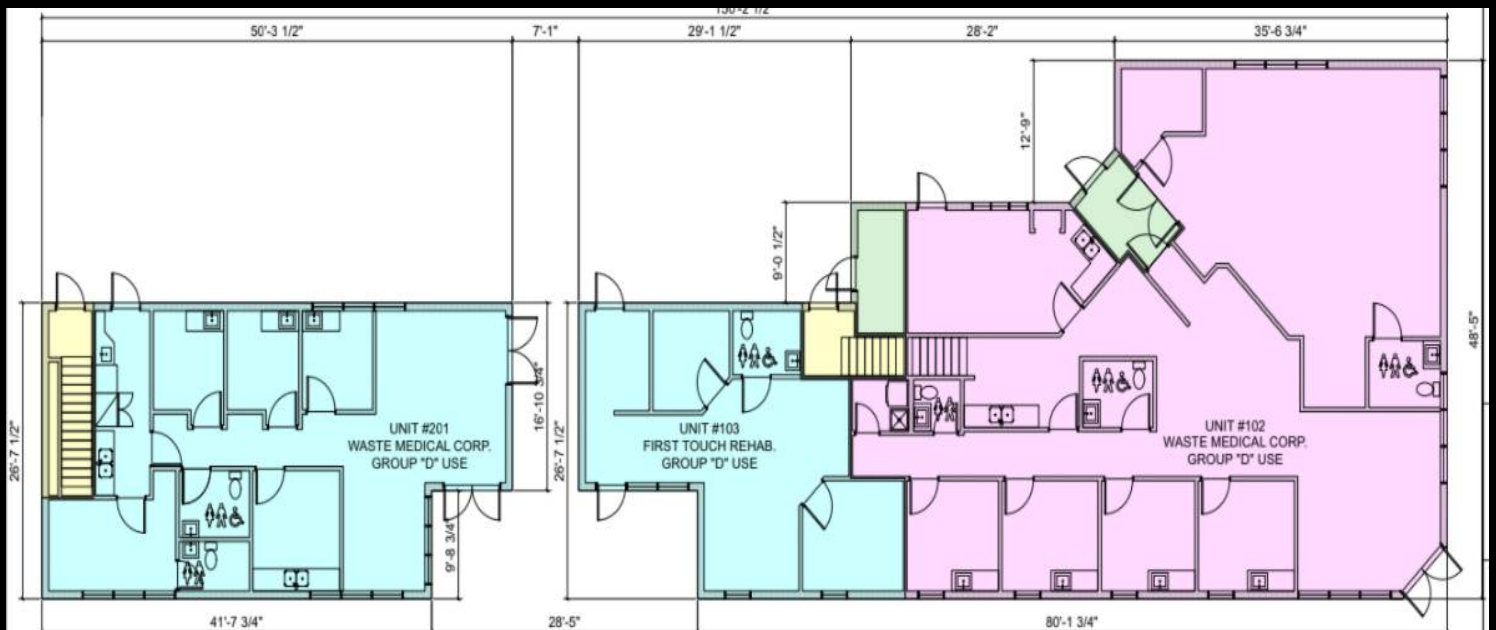
\$39,326.32 (2024)

NOI FORECAST (As on January 2025) - \$230,865.72 (**including projections for second floor)

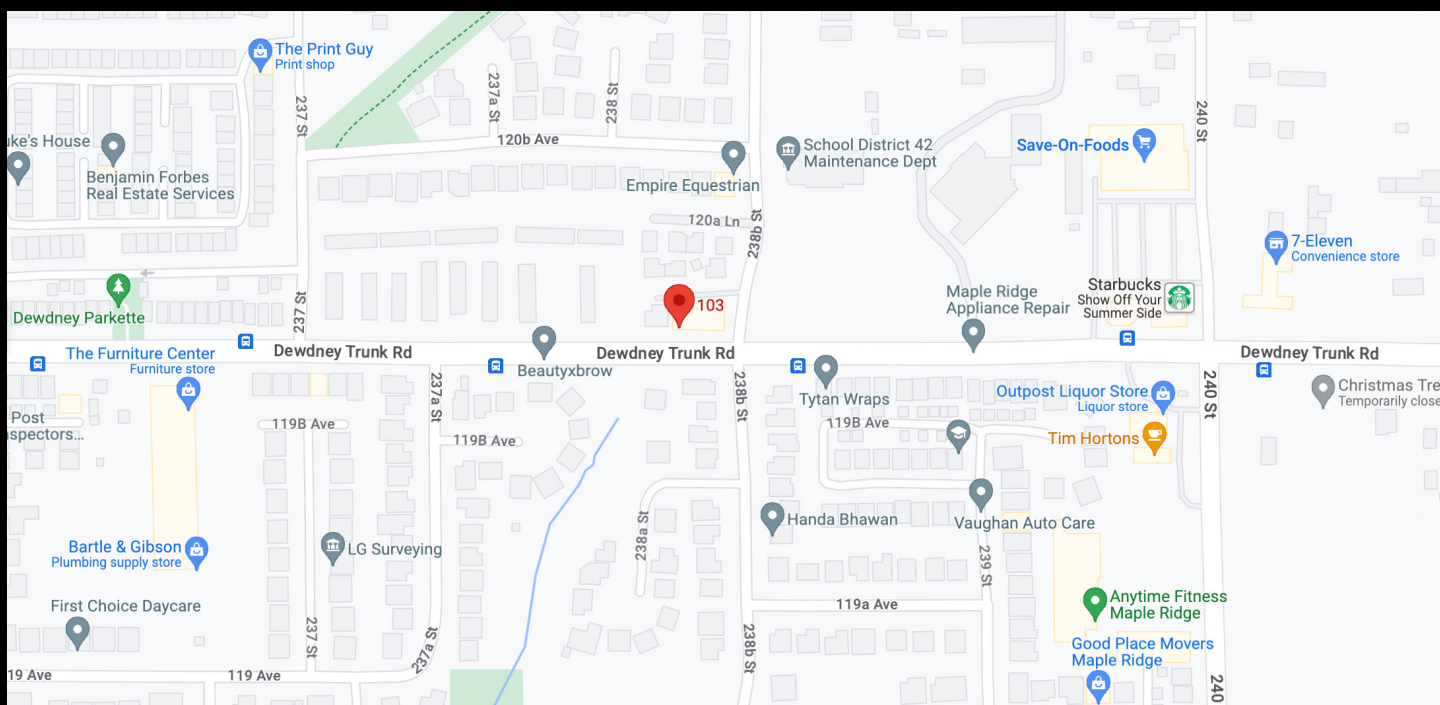
ASKING PRICE \$5,680,000



FLOOR PLAN



LOCATION MAP



Investment highlights

- > 90% fully leased, well-maintained property
- > New full-term leases in place
- > Rental growth with triple net leases
- > long-term income from strong covenant tenants
- > Long-term redevelopment potential
- > Management fee: Approximately 7.43% of the annual base rent

C-2 (Community Commercial) zoning provides for convenience shopping and personal services to residents of surrounding neighbourhoods. Permitted uses include, but are not limited to:

- Restaurant
- Day Care
- Retail Store
- Commercial Uses
- Recycling Depot
- Business & Personal Services
- Financial Services

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