

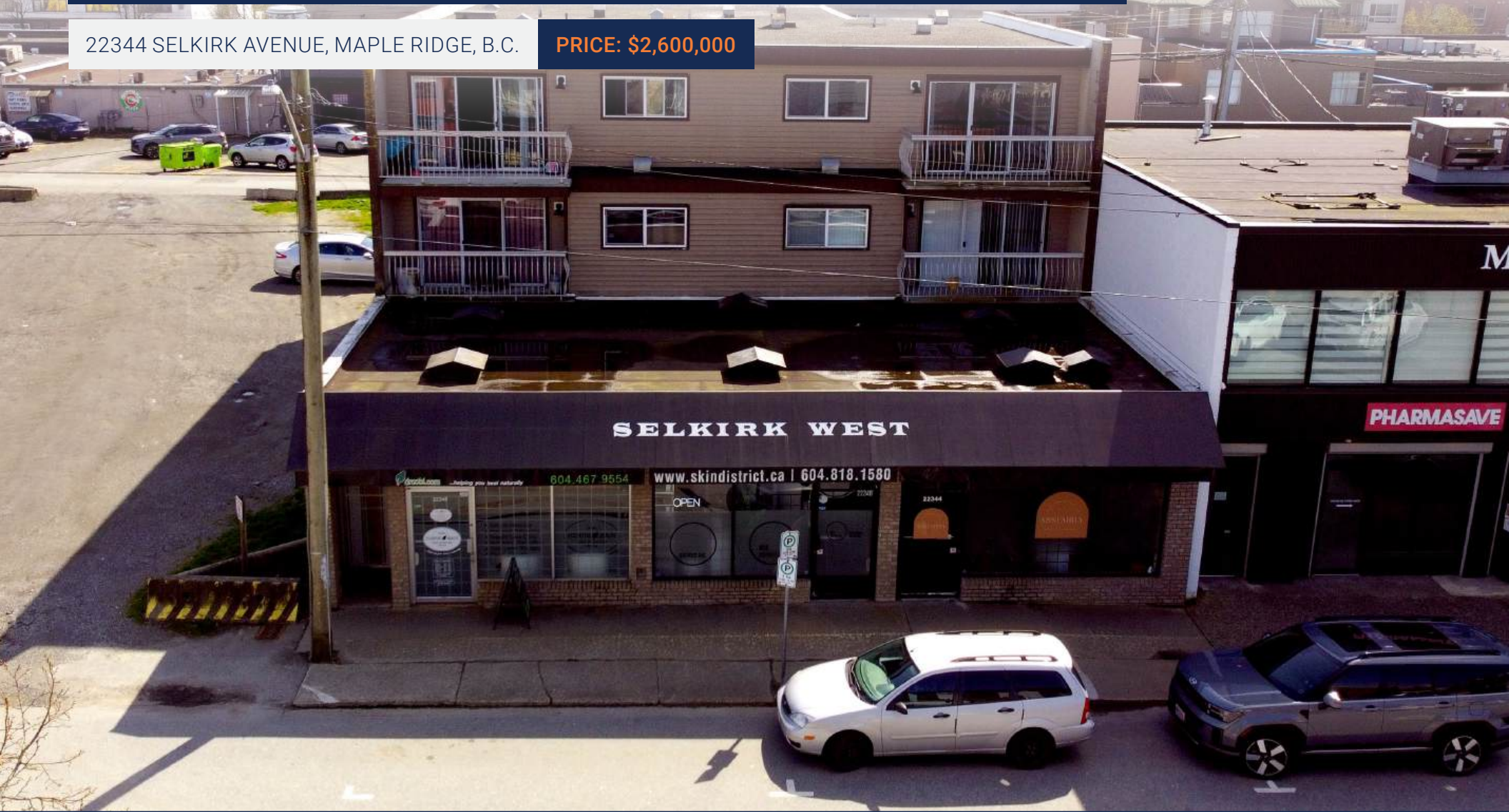
PRICE
REDUCTION

FOR SALE

VALUE-ADD INVESTMENT OPPORTUNITY IN MAPLE RIDGE TOWN CENTRE

22344 SELKIRK AVENUE, MAPLE RIDGE, B.C.

PRICE: \$2,600,000



Marcus & Millichap

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OPPORTUNITY

The Vendor has exclusively retained Marcus & Millichap REIS Canada Inc. to facilitate the sale of 22344 Selkirk Avenue, Maple Ridge, B.C. (the "Subject Property"). The Subject Property is a mixed-use asset in the rapidly evolving and densifying Town Centre area of Maple Ridge. Boasting six residential suites above and three retail units on the ground floor, the Subject Property provides prospective purchasers with an opportunity to turn over the in-place, below market rents for significant upside while Maple Ridge Town Centre continues to see its surge of growth and densification.


SALIENT DETAILS

Address:	22344 Selkirk Avenue, Maple Ridge, B.C.
Legal Description:	Lot 25 District Lot 398 Group 1 New Westminster District Plan 2899
PID:	010-784-161
Zoning:	C-3: Town Centre Commercial
Lot Size:	6,000 SF
Retail Leasable Area:	2,050 SF
Residential Unit Mix:	4 x 1 Bedroom Suites 2 x 2 Bedroom Suites
NOI:	\$99,544*
Assessed Value (2025):	\$2,822,000
Asking Price:	\$2,600,000

*Detailed tenancy schedule available in Data Room upon execution of CA.



HIGHLIGHTS

-  Freehold commercial asset in Greater Vancouver offered at an attractive price point
-  Six residential suites and three retail units provide scale commonly unseen in this price range
-  Current below-market rents for both the residential and retail units provide opportunity for significant income upside
-  Located in a strong growth market, Maple Ridge is experiencing a surge in extensive residential and commercial developments
-  Located within 250 metres of SwissReal Group's 6-phase, 7-acre urban development, Era, featuring a mix of residential, office, and retail, including 4 residential towers
-  Favourable mixed-use offering – retail at grade with residential above
-  Significant development potential via its in place C-3 zoning which allows for a maximum of 4.0x floor space ratio (FSR).

MARKET OVERVIEW

MAPLE RIDGE

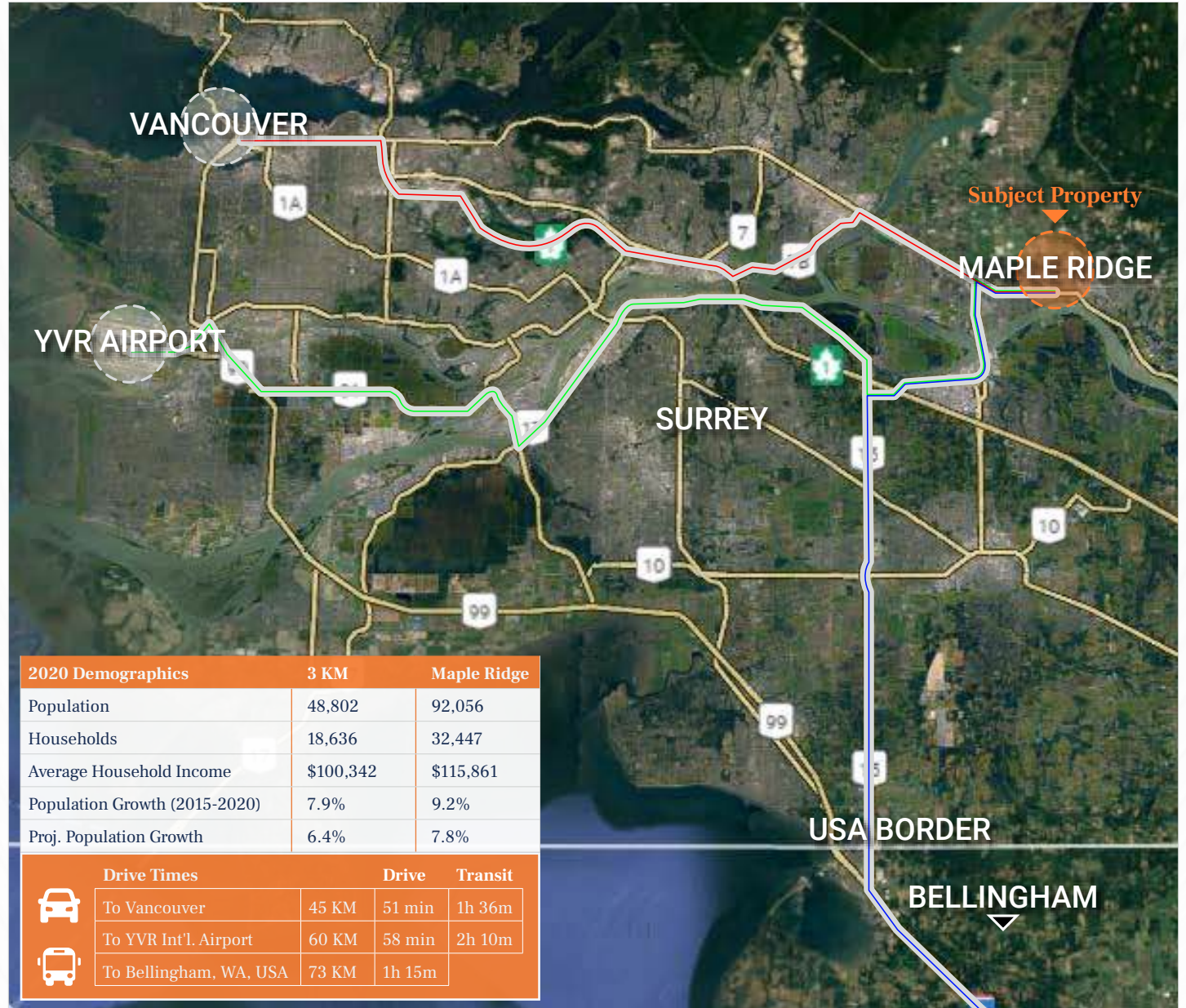
9th Largest City
in Metro Vancouver

Projected Population Growth:
7.80%

Main Industries:
**Agriculture, Construction,
Film, Commercial & Retail**

High Demand for
New Rental & Condo Housing

**Surge of New & Upcoming
Developments**
in the Town Centre (see next page)



MARKET OVERVIEW

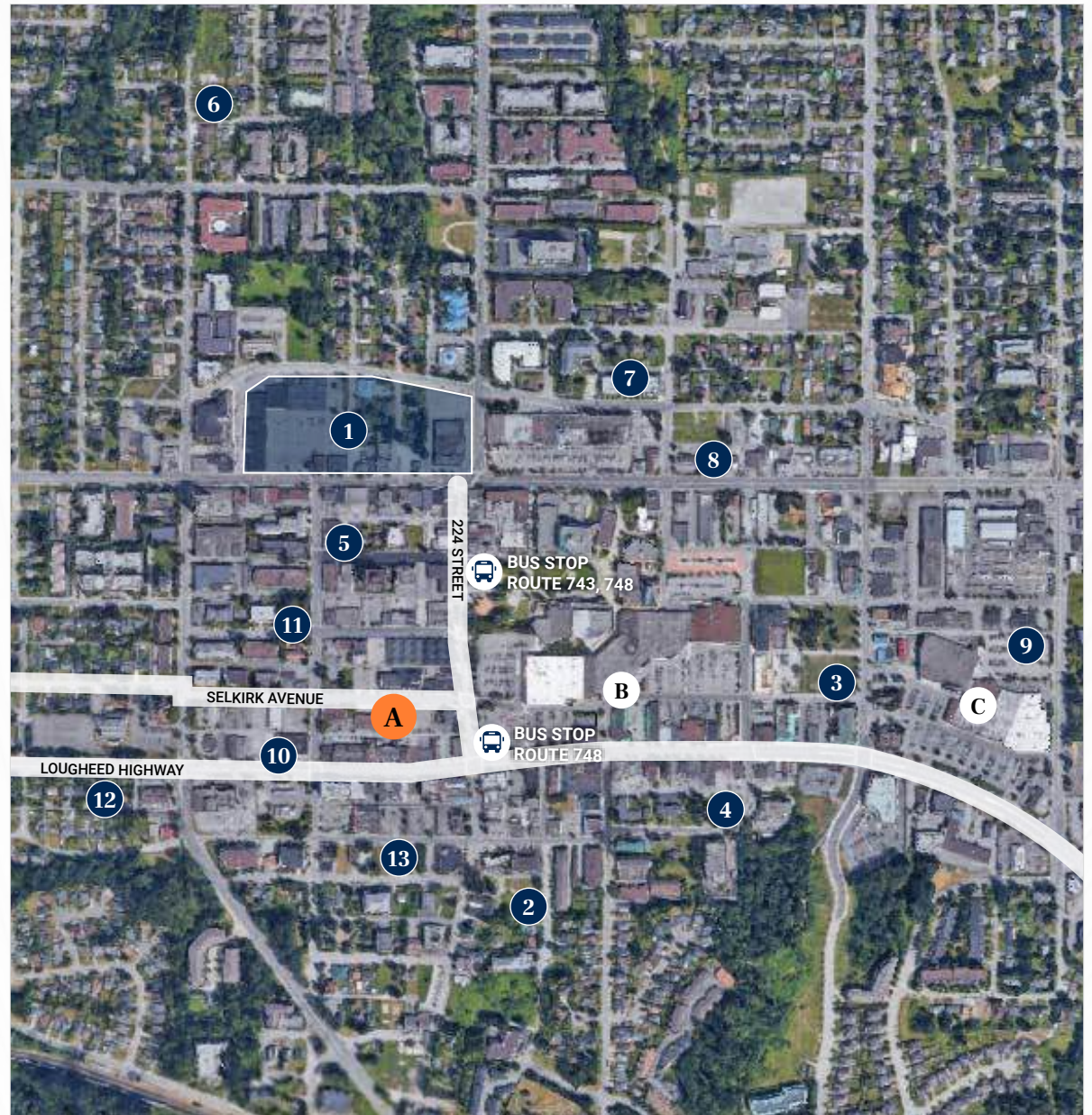
SURROUNDING RETAILERS

A. Subject Property

- B. Haney Place Mall: Walmart, Thrifty Foods, A&W
- C. ValleyFair Mall: London Drugs, Save-on-Foods, BC Liquor Store, Starbucks

RECENT & UPCOMING DEVELOPMENTS

#	Development	Details	Status
1	Era by SwissReal Group	Multi-Phase, 1,000 Units	Est. Completion 2022-2030
2	Sierra Ridge by Attera Development Group	5 Storeys, 82 Units	Completed
3	Brickwater Phase 3 by Falcon Homes	5 Storeys, 39 Units	Under Construction
4	The Crest by Grandview Homes	4 Storeys, 48 Units	Completed 2020
5	MC 2 by Halostar Developments	6 Storeys, 35 Units	Completed 2020
6	The 222 by ML Properties	4 Storeys, 109 Units	Completed 2019
7	EdgeonEdge 3 by MacLean	4 Storeys, 48 Units	Pre-Construction
8	Comprehensive Development - Multi Family	35 Storeys, 262 Units	Proposed
9	Rezoning Application - Multi-Family	226 Units	Proposed
10	Rezoning Application - Commercial	2 Buildings, 6-12 Storeys, 319 Units	Proposed
11	Rezoning Application - Multi-Family	6 Storeys, 51 Units	Pre-Construction
12	Rezoning Application - Multi-Family	6 Storeys, 224 Units	Proposed
13	The North by Falcon Homes	6 Storeys, 67 Units	Under Construction





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