

**12048 216 STREET, MAPLE RIDGE**  
OWNER-OPERATOR OR INVESTMENT OPPORTUNITY

**FOR  
SALE**



**WILLIAM | WRIGHT**

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## Standalone, Two-Story Building In West Central Maple Ridge

Positioned perfectly in a high-density residential pocket of West Central Maple Ridge, 12048 216 Street offers a rare and versatile investment layout. This standalone, two-story building features a substantial 2,500 sq. ft. ground-floor retail space complemented by two private residential rental units on the upper floor totaling 2,248 square feet. Whether you are an owner-operator looking to run your business downstairs and live upstairs, or a savvy investor seeking a multi-stream, high-yield revenue property, this asset delivers incredible flexibility.

The main-floor commercial space provides a spacious, wide-open retail footprint ideal for a neighborhood grocery, medical clinic, dental clinic, veterinary, or daycare. Upstairs, the two residential suites tap directly into Maple Ridge's high-demand rental market, offering immediate supplementary cash flow. With dedicated on-site parking and excellent street visibility, this property seamlessly bridges commercial utility with residential stability.



**The main-floor commercial space is ideal for a neighborhood grocery, medical clinic, dental clinic, veterinary, or daycare.**





The upper floor includes two private residential rental units totaling 2,248 square feet.



## Salient Facts

<b>LOT SIZE</b>	± 13,728 SQFT
<b>BUILDING SIZE</b>	± 4,748 SQFT
<b>PARKING</b>	10 Stalls
<b>ZONING</b>	C-1 - Neighbourhood Commercial
<b>PROPERTY TAXES</b>	\$16,851.35
<b>NOI</b>	\$113,200.00 (Projected)
<b>PID</b>	010-315-373
<b>LEGAL DESCRIPTION</b>	LOT E EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 27406 AND SECONDLY: PART DEDICATED ROAD ON PLAN LMP25434, DISTRICT LOT 245 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 19540
<b>PRICE</b>	\$2,264,000.00

**70**  
VERY  
WALKABLE

**MEADOWTOWN SHOPPING CENTRE**  
WINNERS & HOMESENSE, CANADIAN TIRE, CINEPLEX, SCOTIABANK, BOSTON PIZZA, SPORT CHEK, MICHAELS, REAL CANADIAN SUPERSTORE, BC LIQUOR

**WESTVIEW SECONDARY**

**MAPLE RIDGE SECONDARY**

**SUBJECT PROPERTY**

**HANEY PLACE MALL**  
WALMART, SCOTIABANK, BIG BOX OUTLET STORE, MISSION THRIFT STORE, SUBWAY, BUTTER KITCHEN

**MAPLE MEADOWS STATION**

**RONA**

**DEWDNEY TRUNK RD**

**LOUGHEED HWY**

**VALLEYFAIR MALL**  
SAVE-ON-FOODS, BC LIQUOR, TD BANK, LONDON DRUGS, STARBUCKS

**RIDGE MEADOWS HOSPITAL**

**PORT HANEY STATION**

**MAPLE RIDGE GOLF COURSE**

**DERBY REACH REGIONAL PARK**

**DRIVING TIMES**

MAPLE RIDGE STATION	8 MINS
MEADOWTOWN SHOPPING CENTRE	8 MINS
SURREY	30 MINS
DOWNTOWN VANCOUVER	54 MINS
YVR AIRPORT	56 MINS



**PARKING LOT WITH 10 STALLS**



**LARGE YARD SPACE**

**Location**

Located just blocks from Westview Secondary and the bustling Lougheed Highway corridor, this property is perfectly primed to capture both hyper-local foot traffic and commuter attention in one of the Fraser Valley's fastest-growing communities.

**For More Information, Contact**

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