

**AVISON
YOUNG**

For Sale

**22338 Selkirk Avenue
Maple Ridge, BC**



5,053 sf fully tenanted investment opportunity
situated in Maple Ridge's Town Centre

Gord Robson*, Principal
604 647 1331

gord.robson@avisonyoung.com

**Gord Robson Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
604 260 1869

ilya.t@avisonyoung.com

Property details

PID

000-449-580

LEGAL DESCRIPTION

LOT 24, PLAN NWP2899, DISTRICT LOT 398, GROUP 1, NEW WESTMINSTER LAND DISTRICT

BUILDING SIZE

Main Floor	2,401 sf
Second Floor	2,652 sf
Total	5,053 sf

LOT SIZE

6,000 sf

YEAR BUILT

1976

YEAR RENOVATED

Extensive renovations completed in 2020

ZONING

C-3 (Town Centre Commercial)
This Zone provides for a range of Commercial, Service and Residential Uses in the Town Centre Area.

TOWN CENTRE AREA PLAN

Recently redesignated as Town Centre Core, this designation supports the highest-density development in the Town Centre, supporting taller tower-and-podium building forms with flexible building heights that can exceed 12 storeys

ESTIMATED ADDITIONAL RENT

\$10.00 psf

ESTIMATED ANNUAL NET OPERATING INCOME

\$150,00 - \$160,000

SELLER'S INITIAL LEASEBACK TERM

3 - 5 years











SALE PRICE

\$3,350,000

Opportunity

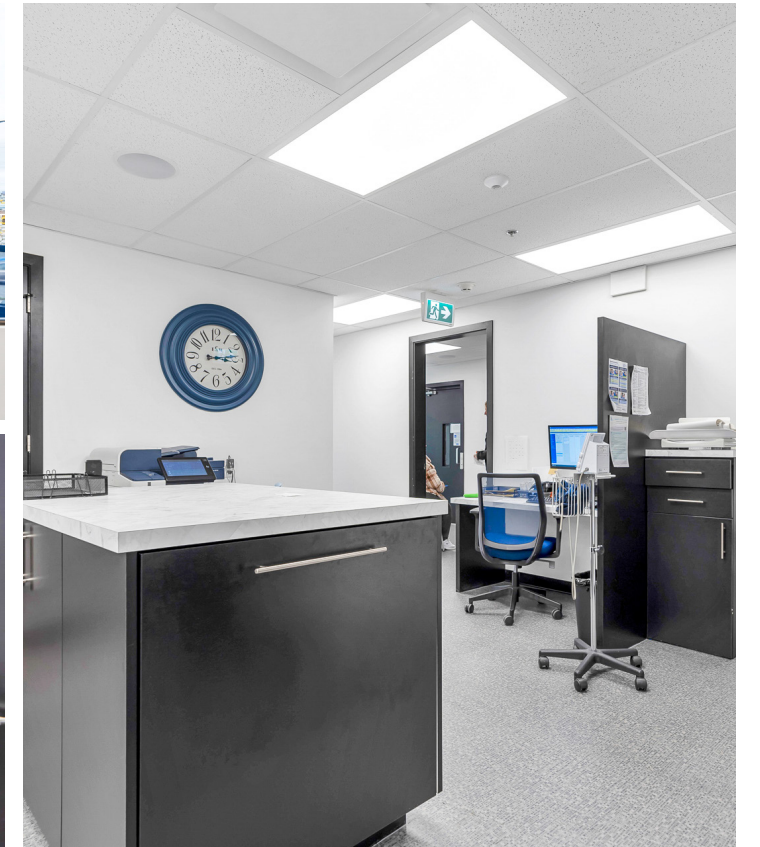
Avison Young is pleased to present the opportunity to acquire a 5,053 sf medical office building in Maple Ridge's Town Centre. Situated on the south side of Selkirk Avenue, just east of 223rd Street, this two-storey property boasts 50 feet of frontage along Selkirk Avenue and has a secure, gated parking area. Located between the major corridors of Lougheed Highway and Dewdney Trunk Road, the Town Centre area is a commercial hub in the City of Maple Ridge with many amenities. The property offers a great opportunity to acquire a well-maintained, centrally located property with future redevelopment potential.

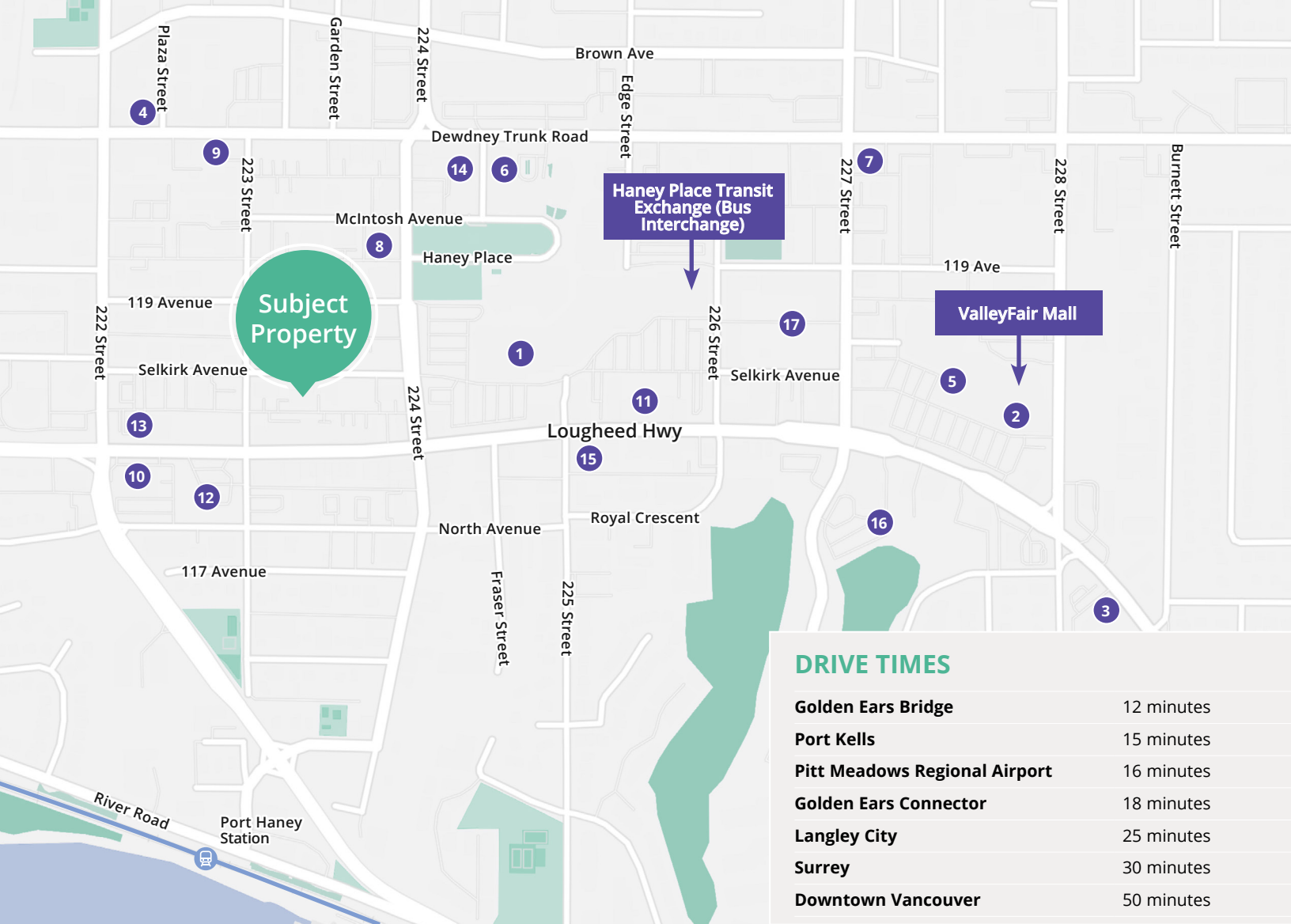
Building Features

-  Fifteen (15) private exam rooms or small offices
-  Spacious boardroom and kitchen
-  Four (4) bathrooms, including two (2) handicap accessible
-  Abundance of natural light
-  Secure, gated parking area with eight (8) stalls
-  Elevator access
-  Integrated security system with cameras
-  Roll-up window security shutters
-  Ceiling-mounted speaker system
-  522 sf tenanted by a pharmacy

Area highlights

- Centrally located in the heart of Maple Ridge, east of 223rd Street
- Highly sought-after area with convenient access to major arterials including Highway 7, Golden Ears Bridge and Trans-Canada Highway.
- Conveniently serviced by 12 bus lines and a 10-minute walk to the West Coast Express Port Haney Station.
- In proximity to ValleyFair & Haney Place Mall, Ridge Meadows Hospital and Maple Ridge Leisure Centre





Nearby amenities

- | | | |
|-----------------------------|-------------------------|----------------------------------|
| 1. Walmart Supercentre | 7. Meridian Farm Market | 13. Tim Hortons |
| 2. London Drugs | 8. Steve's Poké Bar | 14. Club16 Trevor Linden Fitness |
| 3. Subway | 9. Maple Sushi | 15. Jimmy's Lunch Box |
| 4. Gratia Bakery & Café | 10. Spurs Country Bar | 16. Chances Maple Ridge |
| 5. Save-On-Foods | 11. Dollarama | 17. Sammy J's Grill & Bar |
| 6. Maple Ridge Civic Centre | 12. Triple O's | |

Contact for more information

Gord Robson*, Principal
 604 647 1331
 gord.robson@avisonyoung.com

**Gord Robson Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
 604 260 1869
 ilya.t@avisonyoung.com

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
 YOUNG**



Platinum member