

Premium Mixed-Use Space For Sale

11765 224 Street, Maple Ridge, BC

Prime Town-Centre Corner –
Unlock Mixed-Use Potential
Position yourself at the center of
Maple Ridge's rapidly evolving
downtown core.

Prepared by:

Agron Bajraktari
Associate
+1 604 229 9739
agron.bajraktari@colliers.com

Executive Summary

Address	11765 224 Street, Maple Ridge, BC, V2X 6A5
Legal Description	LOT 52 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2899 & LOT 53 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2899 PID 010-784-934 & 010-784-951
Land Area	Approx. 20,424.91 ft ² (0.469 acres) with rectangular dimensions ~20 m × 40 m and minor elevation variation (3.84 m).
Zoning	C-3 Town-Centre Commercial – permits retail, service commercial and mixed-use buildings. Official Community Plan (OCP) sub-area: Town Centre; land-use designation: Town Centre Commercial.
Year Built	1920
Assessment & Taxes	2025 assessment: \$2,513,100 (land \$2,476,000; building \$37,100). 2025 taxes: \$27,884.77.



Overview

This asset provides a rare combination of stable cash flow today and embedded redevelopment upside. The existing funeral-home (Garden Hill Cremation & Funeral Services, established at this address since at least the 1980s) offers holding income by leaseback.

At the same time, municipal and provincial planning frameworks encourage higher density mixed-use development around the **Haney Place Transit Exchange**, and Maple Ridge has committed more than **\$15 million** from Canada's **Housing Accelerator Fund** to fast-track housing projects and streamline approvals.



Property Overview

11765 – 224 Street, Maple Ridge

Land Configuration & Topography

Two adjoining C-3 zoned lots combine to form a rectangular site approximately 40 m deep and 20 m wide. Topography is mostly level; the property's maximum and minimum elevations vary by just 3.84 m.



Frontage

The site enjoys prominent 224 Street frontage and secondary frontage along North Ave.



OCP and Zoning Framework

The C-3 Town-Centre Commercial zone allows a broad range of uses including retail, office, service commercial, restaurants, entertainment, hotels and mixed-use residential. The OCP's Town Centre Area Plan designates the site for Town Centre Commercial, encouraging mixed-use mid-rise buildings with active street-level uses.



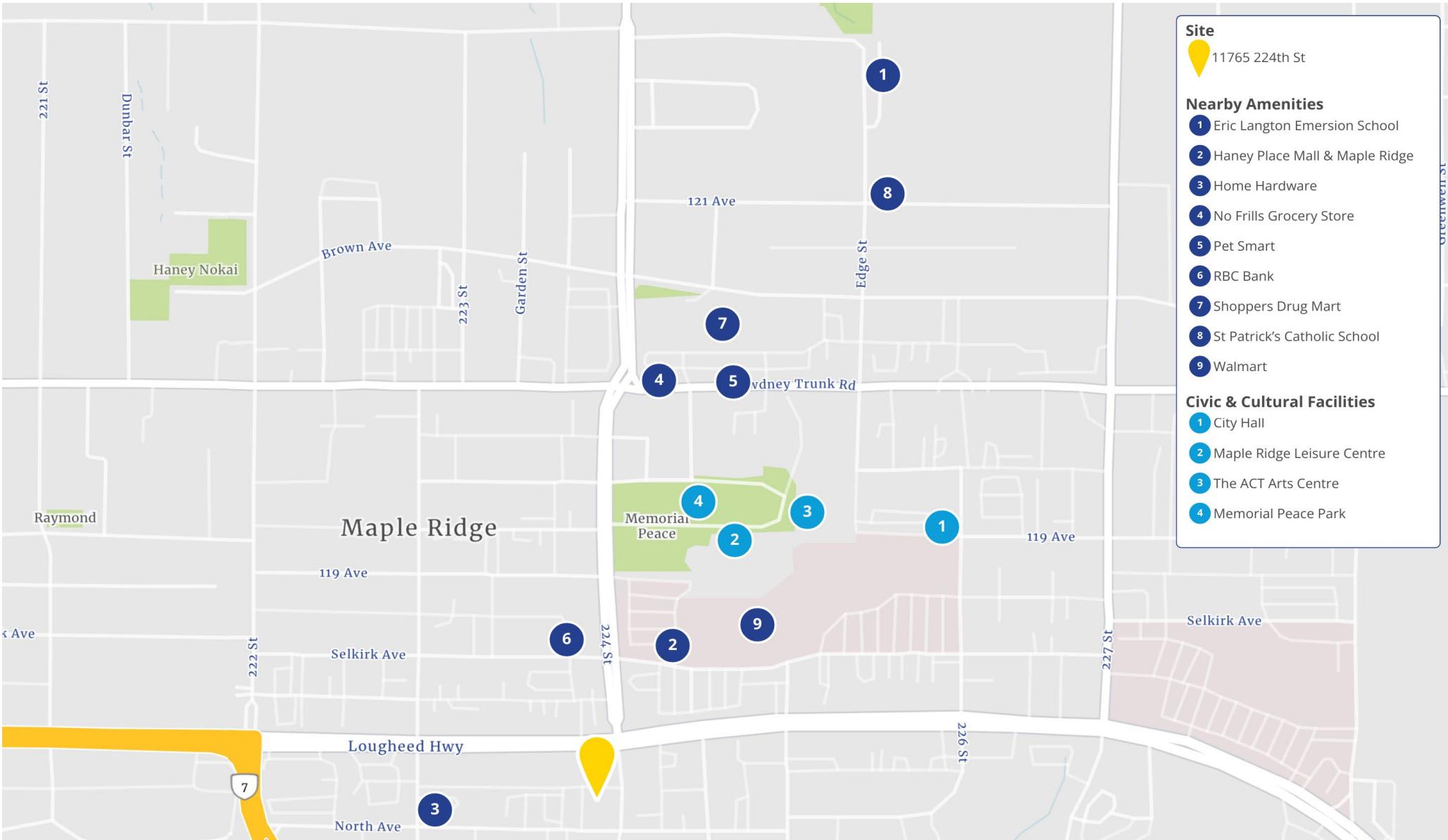
Building Improvements

A one-storey commercial structure built in 1920 currently houses Garden Hill Cremation & Funeral Services.

Utilities & Services

The site is provided with municipal water, sanitary sewer, storm drainage, electricity, gas and telecommunications. On-street parking is available.

Nearby Amenities



Connectivity

Downtown Van | 45-55 min

YVR Airport | 50-60 min

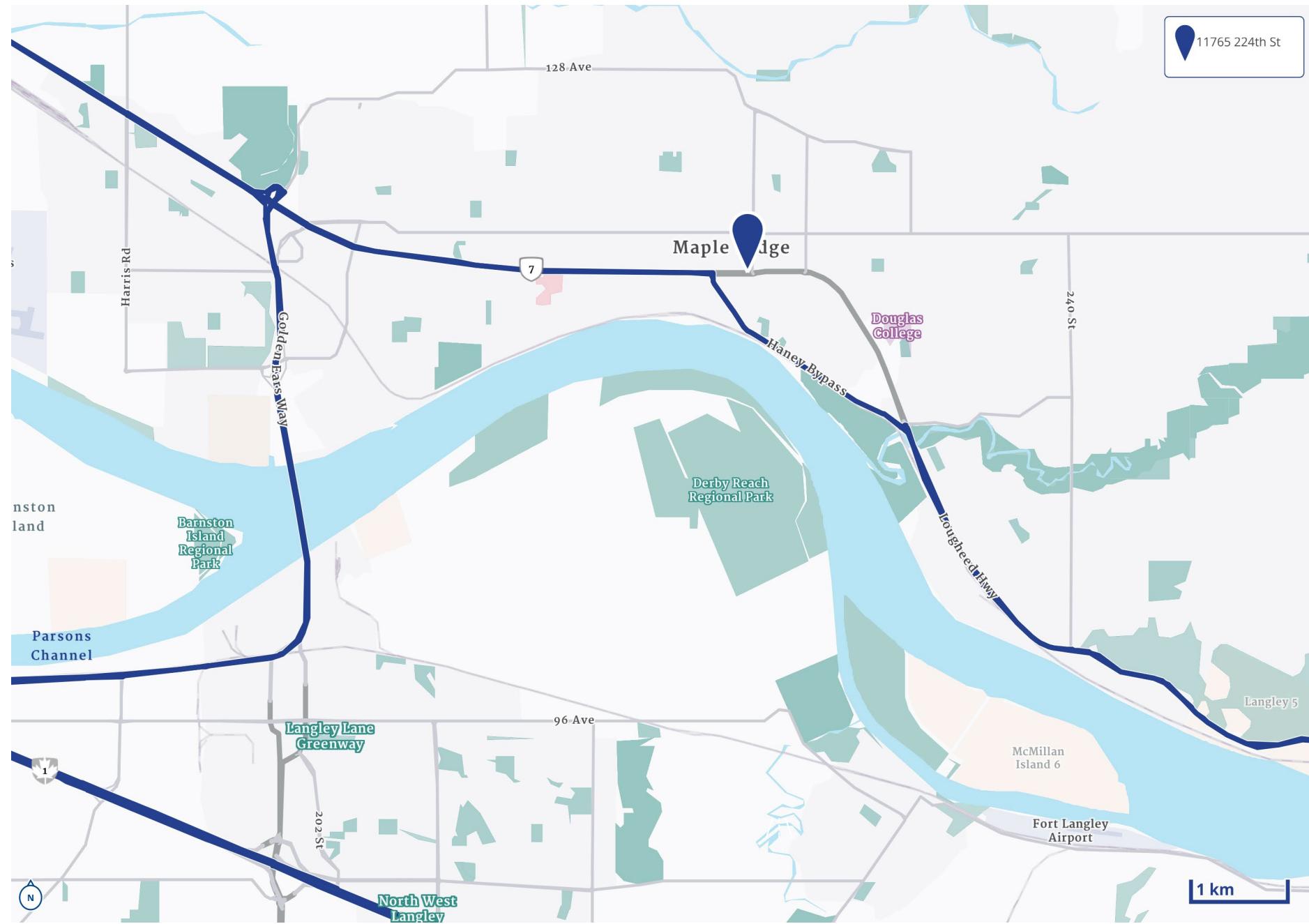
7 Lougheed Highway | 2 min

Maple Ridge City Center | 3 min

Walk
score
96

Bike
score
61

Transit
score
54



Market Overview

In 2024 Maple Ridge received over **\$15 million** from Canada's **Housing Accelerator Fund** to fast-track housing projects and streamline development approvals. This funding, coupled with the province's **Transit-Oriented Areas** legislation, signals government support for higher density housing and mixed-use projects in the Town Centre.

Buyers seek larger, flexible homes outside expensive city centers, positioning suburban communities such as Maple Ridge to attract residents and investors. Demand for properties with home-office space and proximity to green space remains strong, underpinning residential absorption.

94,388
Population

Average
household
income
CA\$145,979

Per capita
income
CA\$ 49,925

Owner
occupied
housing
units
25,198

Median
Age 40.3



Opportunity Summary

11765 224 Street offers a compelling blend of **location, scale and future upside**. Its corner exposure on 224 Street and North Ave ensures high visibility and accessibility, while the **C-3** zoning and Town Centre/OCP policies allow for a broad range of commercial and mixed-use uses. With Maple Ridge's Town Centre undergoing transformational investment – from the Downtown Enhancement Project to provincial TOA density mandates – this site is poised to capitalize on **development** and the city's **population boom**.

Investors can secure stable holding income from the leaseback while planning for **redevelopment**. In a market characterized by robust growth, limited developable land and rising demand for urban amenities, this asset represents a rare, future-proofed opportunity.





Accelerating success.

Colliers

Agron Bajraktari

Associate

+1 604 229 9739

agron.bajraktari@colliers.com

Colliers

1067 W. Cordova Street, #1100

Vancouver, Canada, V6C 1C7

604-692-1400

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