



Colliers

For Sale

Freestanding Mixed-Use Investment Opportunity in **Maple Ridge**

11225 240 Street Maple Ridge | BC



Mixed Use – Investment Opportunity

Maple Heights Village is a fully leased, two-storey mixed-use property totaling 26,812 SF, recently constructed by Double V Construction, a reputable builder with over 47 years of industry experience.

The main floor spans 11,772 SF and features durable concrete construction, while the 15,040 SF second floor is wood-frame built and serviced by a central elevator for convenient access.

The retail level is 100% leased to a strong tenant mix, including a nail salon, liquor store, and dental clinic, offering stable cash flow and long-term investment potential.

Property Highlights:

- Mixed-use development
- 3 street level retail units
- 16 residential rental units with covered balconies
- Exposure to 240 Street and Kanaka Way & 112 Avenue
- 57 surface parking stalls
- Opportunity to capitalize on commercial and residential rental demand
- Elevator serviced and fully sprinkled
- Adjacent to several new residential developments

11225 240 Street Maple Ridge BC, V2W 0J7



Close proximity to schools and daycare centres



Two points of access and egress



Easy access to transit, essential amenities, and parks



Opportunity to restructure leases over time



Minutes away from Highway 7 and Dewdney Trunk Road



Fully leased - multi-tenanted commercial building



Golden Ears Bridge

▲ Lougheed Hwy
1.7 km

Maple Ridge Fire Hall

Kanaka Way

240 Street



Salient Details

Civic Address	11225 240 Street, Maple Ridge, BC
Legal Description	PID: 029-069-131 Lot A Section 16 Township 12 New Westminster District Plan EPP25279
Building Area	Main Floor: 11,772 SF <u>Upper Floor: 15,040 SF</u> Total: 26,812 SF
Parking	57 surface stalls
Zoning	C-1: Neighborhood Commercial Zone
Site Area	1.18 Acres (51,490 SF)
Gross Property Tax (2025)	\$95,936.07
NOI	\$527,977.00
Asking Price	\$13,500,000

Current Zoning

C-1 PERMITTED USES

The Neighbourhood Commercial Purpose provides small scale convenience shopping and personal services to residents of the following principle uses::

- Apartment residential
- Assembly
- Business services
- Civic
- Convenience stores
- Financial services
- Group child care centres
- Indoor commercial recreation
- Retail stores
- Liquor stores
- Restaurants

11225 240 Street, Maple Ridge



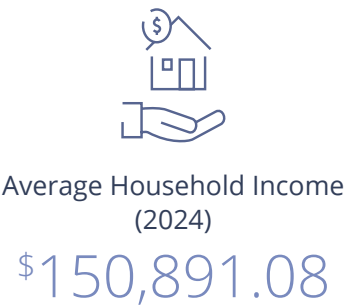
Location Overview

Maple Heights Village is located in the Kanaka/Albion neighbourhood of eastern Maple Ridge, a growing residential area that continues to see steady development. The surrounding community includes a mix of long-standing single-family homes, newer townhouses, and multi-family buildings, creating a diverse and well-established population base.

The location offers convenient access to major routes such as Lougheed Highway and the Golden Ears Bridge, making it easy to travel throughout the Lower Mainland. Haney Place Transit Exchange, Maple Ridge’s main transit hub, is just minutes away and provides direct bus service to Coquitlam and beyond.



Demographics



*Based on 3 km radius in 2024



11225 240 Street, Surrey | BC

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

Offering Process

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Vendor.

Colliers Canada | Surrey

Colliers MacCaulay Nicolls Inc.
13450 102 Ave #1850, Surrey, BC V3T 5X3
+1 604 681 4111
collierscanada.com

Mike Grewal

Personal Real Estate Corporation
Senior Vice President
+1 604 694 7200
mike.grewal@colliers.com

Dylan Sohi

Personal Real Estate Corporation
Senior Vice President
+1 604 661 0818
dylan.sohi@colliers.com

Sukhman Virk

Associate
+1 604 694 7311
sukhman.virk@colliers.com