

21283 LOUGHEED HIGHWAY, MAPLE RIDGE
14,000 SQ. FT. COMMERCIAL-ZONED LOT

**FOR
SALE**



WILLIAM | WRIGHT

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OVERVIEW

Incredible opportunity to acquire 14,000 sq. ft. of a CS-1 zoned lot in Maple Ridge, which has seen rapid commercial and residential development growth in recent years. Strategically located near the high-traffic intersection of Lougheed Highway and Latty Street, this lot features 145 feet of prime frontage on Lougheed Highway, offering excellent signage visibility and exposure to over 30,000+ passing vehicles daily. Currently occupied by a well-established car dealership of over 20 years, the site provides immediate business continuity or a strong foundation for redevelopment. Whether you're looking to operate, invest, or redevelop, this is a rare opportunity in a high-demand corridor.



Turn Key Car Dealership



Ample space for inventory



Large signage opportunities



145 feet of frontage onto Lougheed Hwy



Daily traffic count of up to 30,000 cars



Future Redevelopment Potential



SALIENT FACTS

LOT SIZE

+/- 14,223 SQFT

OFFICE SIZE

+/- 600 SQFT

ZONING

CS-1

PROPERTY TAXES

\$20,849.37

PID

017-460-956

LEGAL DESCRIPTION

LOT A DISTRICT LOT 248 GROUP
1 NEW WESTMINSTER DISTRICT
PLAN LMP1404

PRICE

\$2,925,000.00



LOCATION

Maple Ridge is a growing city in Metro Vancouver, recognized for its local economy, expanding population, and convenient location along key transportation routes. Situated along Lougheed Highway, a major commercial corridor with up to 30,000+ vehicles passing daily, the area offers excellent visibility and steady customer traffic for businesses. With ongoing infrastructure improvements and a rising population, Maple Ridge continues to create new opportunities for businesses and residents.

CONTACT LISTING AGENT

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HANEY PLACE MALL
ANCHOR TENANTS INCLUDE WALMART,
SUBWAY, BIG BOX OUTLET STORE,
SCOTIABANK, BMO, DOLLAR TREE

RIDGE MEADOWS HOSPITAL



DRIVING DISTANCES

HANEY PLACE MALL ----- 6 MINUTES
PITT MEADOWS STATION ----- 11 MINUTES
BURNABY ----- 32 MINUTES
DOWNTOWN VANCOUVER ----- 56 MINUTES
YVR AIRPORT ----- 56 MINUTES

LOUGHEED HWY

LAITY ST