



# FOR SALE

22348 North Avenue,  
Maple Ridge



For more information, please contact

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## Executive Summary

### OPPORTUNITY

Opportunity to Purchase brand new retail units in phase one of this mixed use, multi phase development by Falcon Homes. Phase one consists of 6 retail units with 67 residential units with an additional 3 buildings contemplated in future phasing. Conveniently located in Maple Ridge within close proximity to the downtown core.

### LOCATION

The subject property is centrally located in Maple Ridge with easy access to major Highways public transit and the West Coast Express.

### DETAILS

Sale Price:	\$ 900.00 psf
Strata Fees:	\$ 400 per month per unit (est.)
Parking:	25 Commercial stalls plus shared use of 8 visitor stalls
Zoning:	C-3 Commercial
Completion:	Anticipated May 2026

### AVAILABILITY

**Unit 1** - 1,480 sf

**Unit 2** - 1,358 sf

**Unit 3** - 1,193 sf

**Unit 4** - 1,378 sf (Under Contract)

**Unit 5** - 1,357 sf (Under Contract)

**Unit 6** - 1,440 sf (Under Contract)

**\* all sizes are subject to change**



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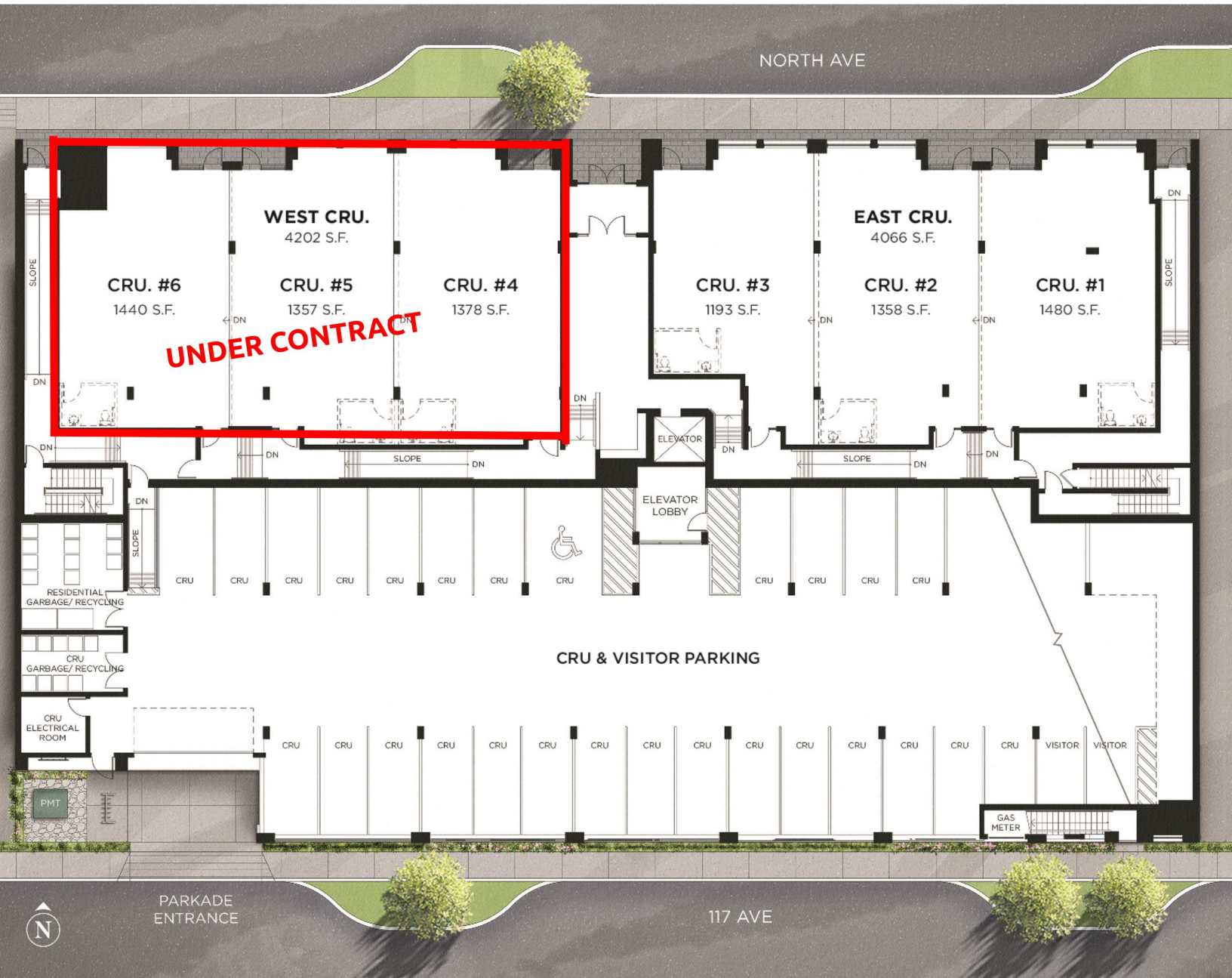
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