

**AVISON
YOUNG**

For Sale

**22338 Selkirk Avenue
Maple Ridge, BC**



Well-maintained 5,053 sf mixed-use building located in Maple Ridge's Town Centre

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FOR SALE

22338 Selkirk Avenue
Maple Ridge, BC



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

Designated as Flexible Mixed-Use, this designation is intended to provide long-term flexibility in building use, allowing developments to serve as either mixed-use or residential-only. Buildings may range in height from a minimum of three stories to a maximum of five.










SALE PRICE

\$3,350,000

Opportunity

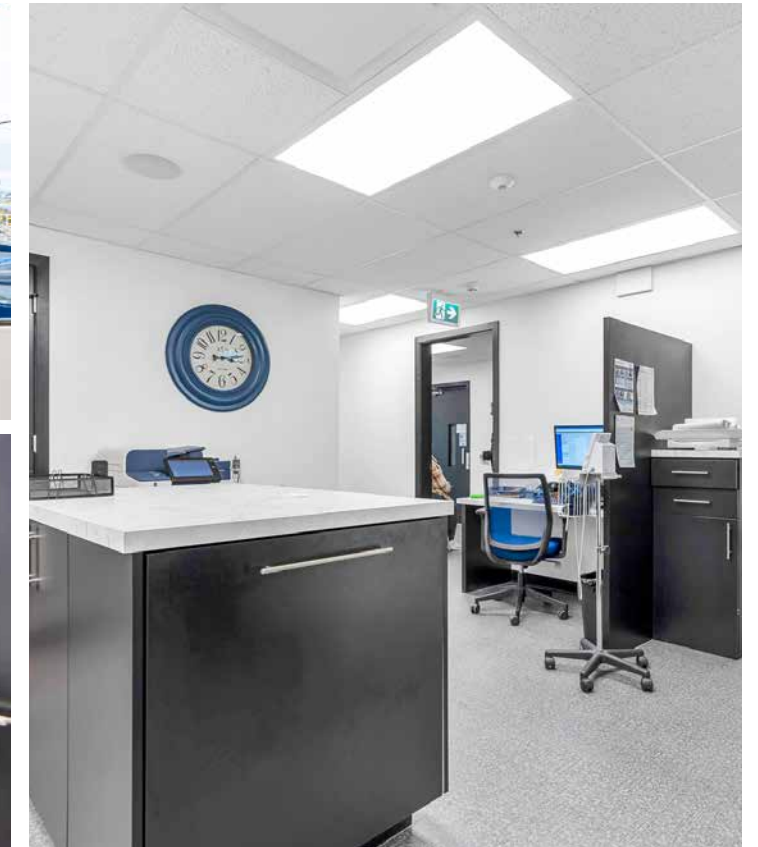
Avison Young is pleased to present the opportunity to acquire a 5,053 sf mixed-use building in Maple Ridge's Town Centre. Situated on the south side of Selkirk Avenue, just east of 223rd Street, this two-storey property boasts 50 feet of frontage along Selkirk Avenue and has a secure, gated parking area. 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 for an owner/user to acquire a well-maintained, centrally located property with future redevelopment potential.

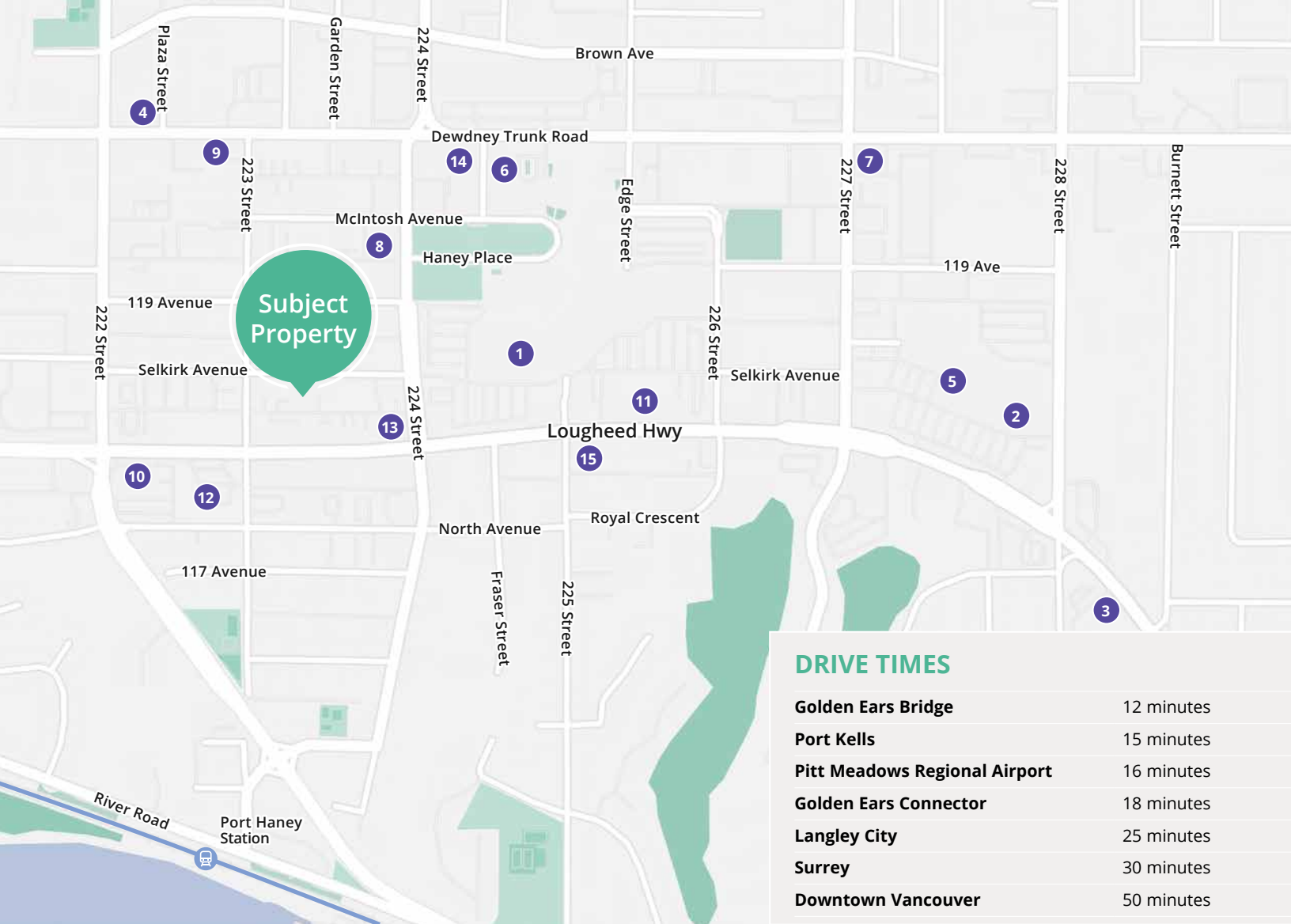
Building Features

-  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

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 close proximity to ValleyFair & Haney Place Mall, Ridge Meadows Hospital and Maple Ridge Leisure Centre





Nearby amenities

- | | | |
|-------------------------|-------------------------------|----------------------------------|
| 1. Walmart Supercentre | 6. Maple Ridge Public Library | 11. Dollarama |
| 2. London Drugs | 7. Meridian Farm Market | 12. Triple O's |
| 3. Subway | 8. Steve's Poké Bar | 13. Tim Hortons |
| 4. Gratia Bakery & Café | 9. Maple Sushi | 14. Club16 Trevor Linden Fitness |
| 5. Save-On-Foods | 10. The Haney Public House | 15. Jimmy's Lunch Box |

Contact for more information

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