FOR SALE

A - 11767 225 Street, Maple Ridge

For more information, please contact

Bobbi Crandall 778.773.5157

Personal Real Estate Corporation

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E& O.E. This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdrawl without notice.

FOR SALE

Executive Summary

OPPORTUNITY

Opportunity to purchase 3,054 sq ft of completely improved office space. This property is highly visible and is a versatile commercial space in a thriving business corridor. Offering excellent frontage and exposure, this property is perfectly positioned to attract steady traffic and support a wide range of business uses. Featuring large shuttered windows, flexible layout with an open floor plan, high ceilings, and ample natural light this unit is ideal for retail, office, or service-oriented businesses. A large storefront provides great visibility, while dedicated parking ensures easy access for customers and staff. Inside you will find a large waiting area, reception area and flex area, 4 offices, break room, board room, 3 washrooms, one with a shower, as well as a mezzanine.

LOCATION

The subject property is located in the heart of downtown Maple Ridge, one of the fastest growing municipalities in the GVRD. Situated just minutes from downtown Maple Ridge, major commuter routes, and public transit, this location offers both convenience and growth potential. Surrounded by established businesses, the property benefits from strong foot traffic and a supportive commercial community.

DETAILS

PID:	018-070-132
LEGAL DESCRIPTION:	SL 1, DL 398, Gp 1, NWD Strata Plan LM715, together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form 1.
AREA:	3,054 SQFT
ZONING:	C3 - Town Centre Commercial
PROPERTY TAXES:	$21,356.44
STRATA FEES:	$912.05 per month
PRICE:	~~$2,799,900.00~~ **$2,100,000.00**

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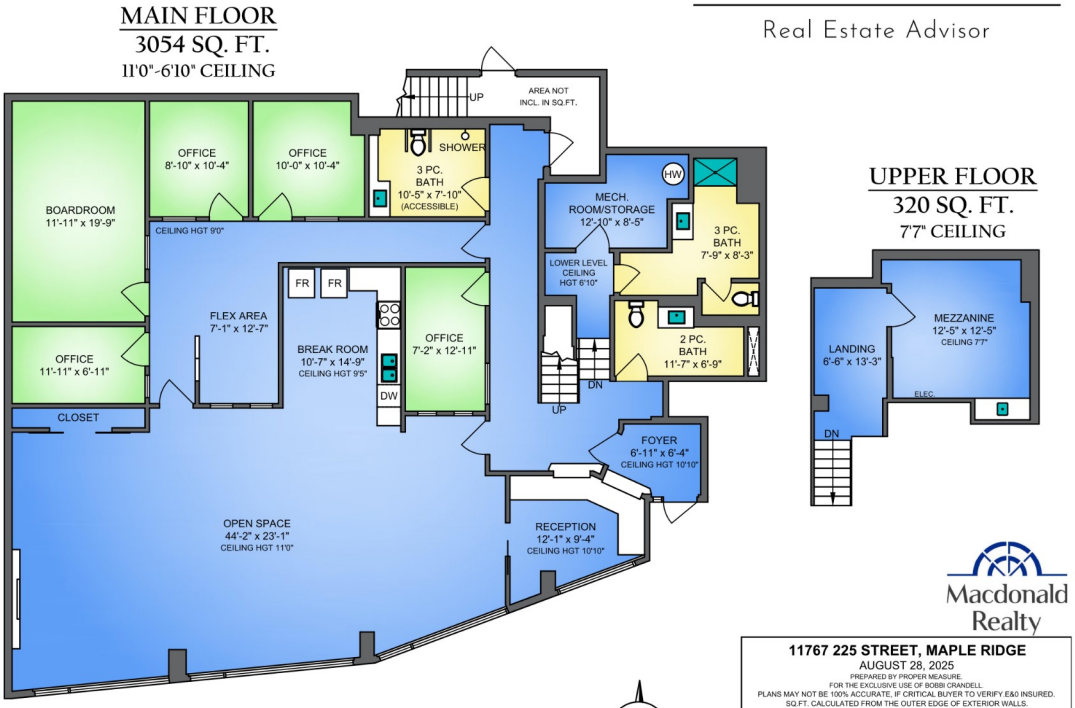
BOBBI CRANDALL

Real Estate Advisor



Macdonald Realty

11767 225 STREET, MAPLE RIDGE

AUGUST 28, 2025

PREPARED BY PROPER MEASURE.
FOR THE EXCLUSIVE USE OF BOBBI CRANDELL.
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY E&O INSURED.
SQ.FT. CALCULATED FROM THE OUTER EDGE OF EXTERIOR WALLS.

FLOOR	AREA (SQ. FT.)
	FINISHED
MAIN	3054
UPPER	320
TOTAL	3374

0' 5' 10'
SCALE

N

PROPER MEASURE
604-700-6101
info@propermeasure.com
www.propermeasure.com

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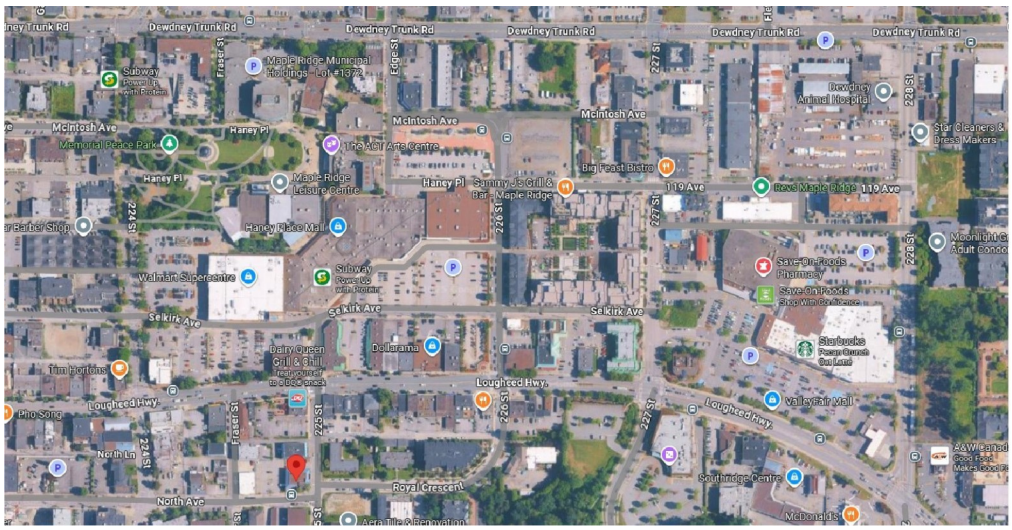

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