

\$5,100,000 - 22195 Dewdney Trunk Road, Maple Ridge

MLS® #C8057547

\$5,100,000

0 Bedroom, 0.00 Bathroom, 6,229 sqft

Vacant Land on 0.47 Acres

N/A, Maple Ridge, British Columbia

Presenting an exceptional opportunity for investors and developers, this property offers over 27,700 square feet of prime re-development land. The highest & best use envisions a one-level commercial/retail space accompanied by the potential for 5 levels of wood-frame residential apartments, all topped off with convenient underground parking. Currently operating as a medical building, the property yields an impressive \$200,000 Net Operating Income (NOI) annually, with a modest 40% lot coverage. Positioned at the high-visibility corner of 222nd & Dewdney Trunk Road, this location experiences substantial foot & vehicle traffic, enhancing its commercial viability. The property is currently tenanted with solid leases, each extending for five years, contributing to a reliable and diverse tenant mix. Whether considered as a robust revenue-holding asset or a prime candidate for immediate redevelopment, this offering promises an exciting venture in a thriving and strategic locale. Must be purchased with R2849049 (id:6289)

Built in 1974

Essential Information

Listing #	C8057547
Price	\$5,100,000
Bathrooms	0.00
Square Footage	6,229



Acres	0.47
Year Built	1974
Type	Vacant Land

Community Information

Address	22195 Dewdney Trunk Road
Subdivision	N/A
City	Maple Ridge
Province	British Columbia
Postal Code	V2X3H7

Amenities

Utilities	Water
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Listing Details

Listing Office	RE/MAX LIFESTYLES REALTY
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