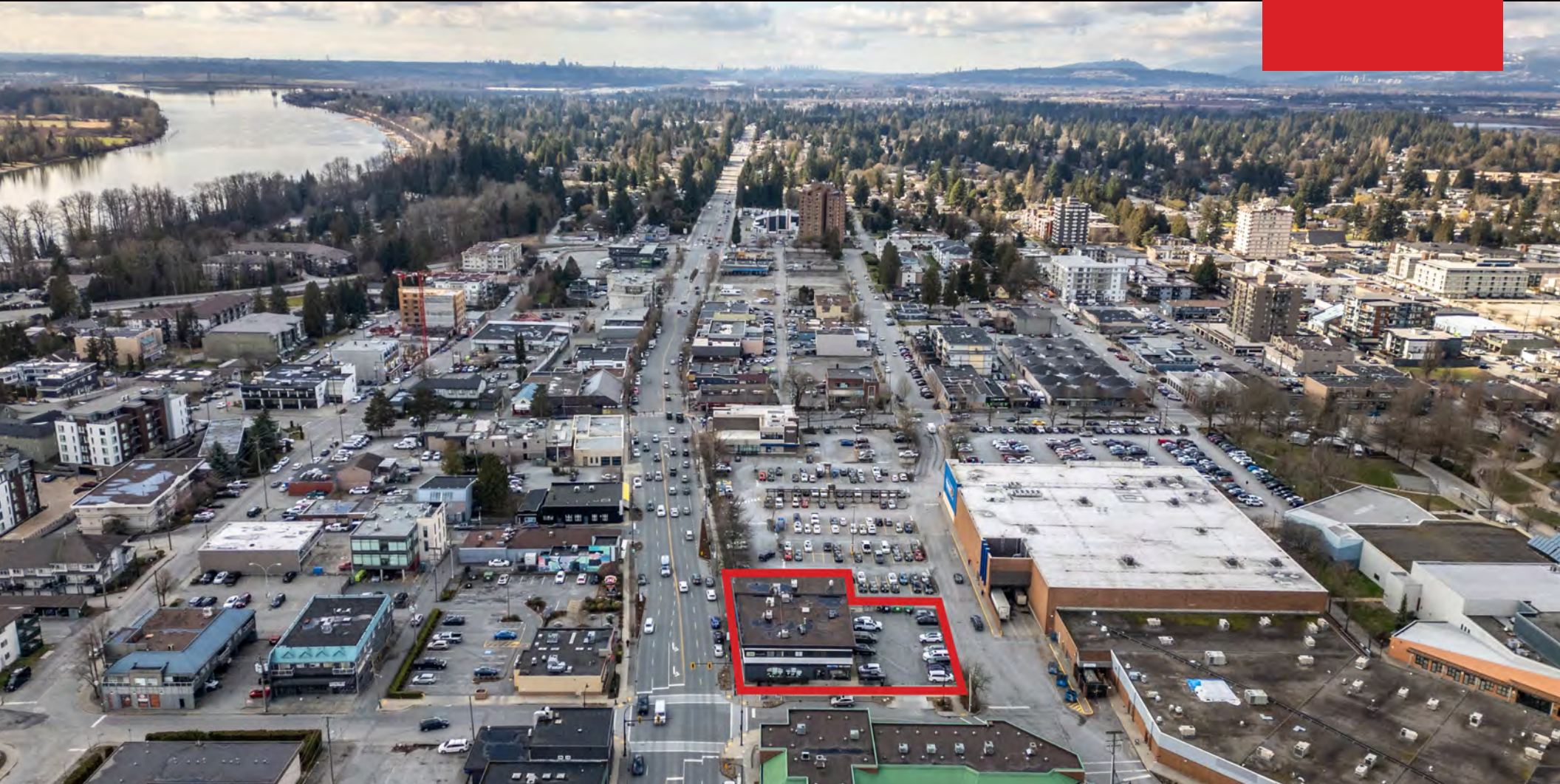


22471 LOUGHEED HIGHWAY, MAPLE RIDGE
FULLY LEASED INCOME PROPERTY WITH 4.5% CAP RATE

**FOR
SALE**



WILLIAM | WRIGHT

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Freestanding Building

22471 Lougheed Highway, Maple Ridge

Anchored By



SHERWIN-WILLIAMS

William Wright Commercial is pleased to present the exceptional opportunity to acquire the historic John McIver Building, a fully leased income property located in the heart of downtown Maple Ridge. The property has undergone an extensive second floor and exterior renovation a few years ago. The strong tenant mix enjoys high visibility and easy access off Lougheed Highway. It is highly walkable with access to numerous amenities and transit.



Fully Leased Income Property with 4.5% Cap Rate



23 Parking Stalls



Recently Renovated



Downtown Maple Ridge beside Haney Place Mall



SALIENT FACTS



LOT SIZE
± 15,077 SQFT



BUILDING SIZE
± 13,420 SQFT



PARKING
23 Stalls



ZONING
C-3



PROPERTY TAXES
\$57,200.05



GROSS ANNUAL INCOME
\$554,000



NOI
\$333,000



PID
006-648-037



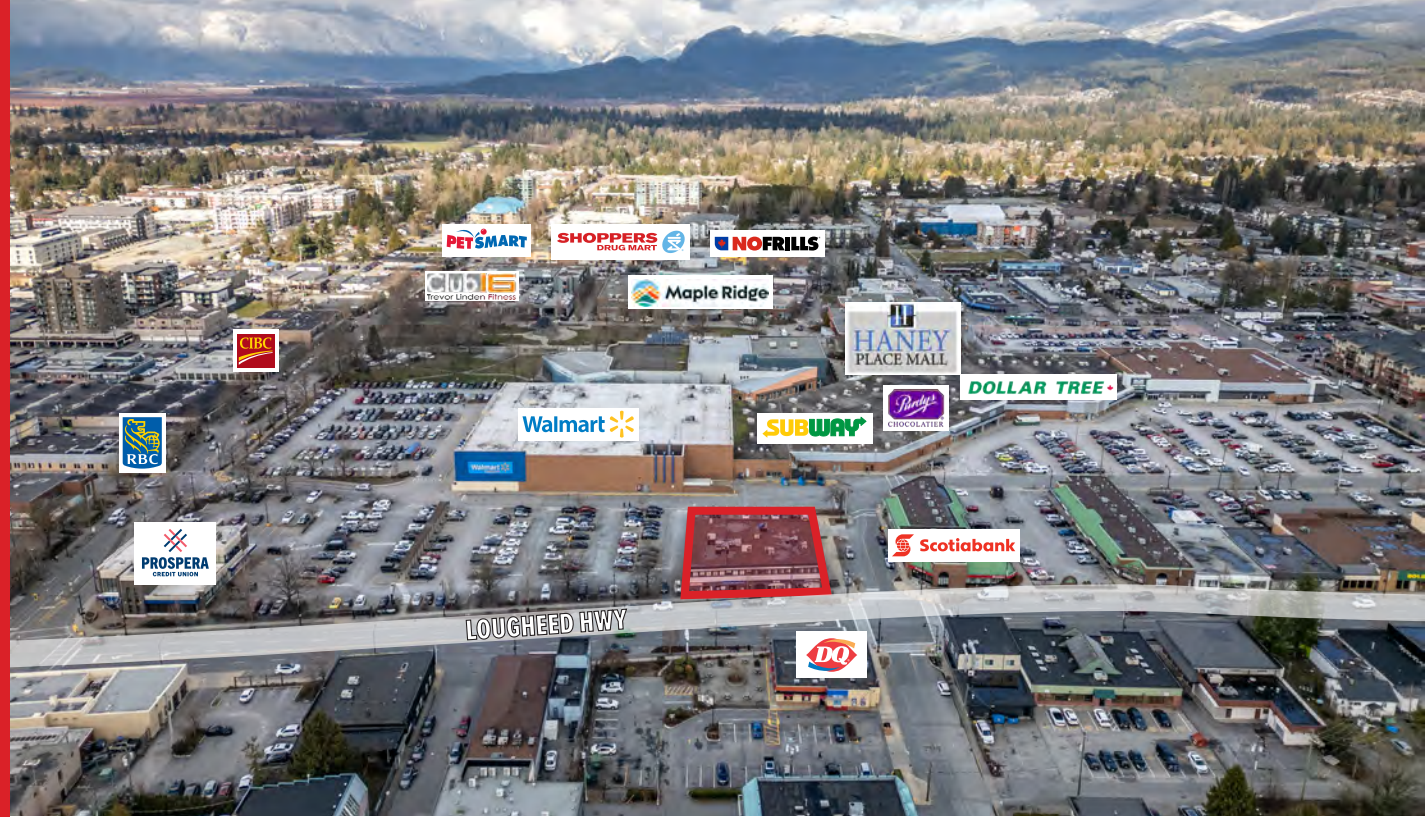
LEGAL DESCRIPTION
LOT 93, PLAN NWP43090,
DISTRICT LOT 398, GROUP 1, NEW
WESTMINSTER LAND DISTRICT



TITLE
Held in Bare Trust



PRICE
\$7,449,000



Location

Maple Ridge is made up of several different notable neighbourhoods and historical areas. Many of these neighbourhoods are identified with a significant cultural group or historical event and are well over 100 years old. The City of Maple Ridge Town Centre is walkable and vibrant with shops, services, entertainment and recreational activities. Absorb some local flavour at the many festivals and events offered throughout the year or visit The ACT Arts Centre, a local gem with entertaining performances, intriguing art exhibitions and programs for all ages to try something new. While you are exploring the Town Centre, keep an eye out for our many public art installations and tile mosaics.



DRIVING DISTANCES

LANGLEY	34 MIN DRIVE
NEW WESTMINSTER	35 MIN DRIVE
YVR AIRPORT	56 MIN DRIVE
DOWNTOWN VANCOUVER	60 MIN DRIVE