

# FOR SALE

## Investment Opportunity in Maple Ridge



**OPPORTUNITY**

An opportunity to purchase an income producing property, situated on the Lougheed Highway in Maple Ridge, BC.

An ideal investment opportunity.

The site is minutes from the Golden Ears Bridge, connecting Maple Ridge & Pitt Meadows to Northwest Langley.

20279 LOUGHEED HIGHWAY • MAPLE RIDGE • BC



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# FOR SALE

20279 Lougheed Highway, Maple Ridge BC



A Rare Investment Opportunity Minutes from the Golden Ears Bridge

## OPPORTUNITY

To purchase an investment property in Maple Ridge, British Columbia. The property features extensive frontage on Lougheed Highway, which services the communities of Pitt Meadows, Maple Ridge, and Mission. Over 20,000 vehicles pass the site daily. The adjacent site is currently a leasehold asset and can be assigned to the Purchaser.

## LOCATION

The subject property is located on Lougheed Highway between Dewdney Trunk Road and 203rd Street in Maple Ridge. The property itself is minutes from the new Golden Ears Bridge, linking Pitt Meadows and Maple Ridge with the south side of the Fraser River: Northwest Langley and Port Kells. This permanent connection will ensure the communities of Maple Ridge and Pitt Meadows will experience tremendous growth over the coming years.

## LEGAL DESCRIPTION

Parcel D District Lot 222 New Westminster District Plan RP8346

## ZONING

CS - 1 Service Commercial

## PROPERTY TAXES (2008)

\$40,656.00



## SITE SIZE

23,855 square feet (0.55 acres) - Freehold Purchase

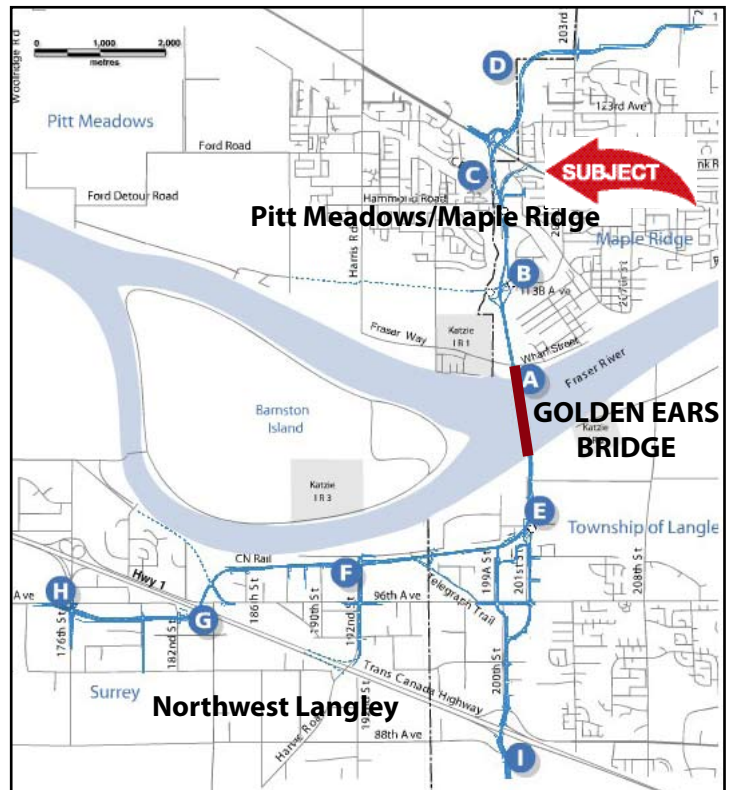
22,648 square feet (0.52 acres) - Leasehold Assignment

## ANNUAL NET OPERATING INCOME

\$300,000 per annum

## SALE PRICE

Please contact listing agent



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