



FOR SALE

200 - 22722 Lougheed Highway,
Maple Ridge



For more information, please contact

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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 withdrawal without notice.

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Executive Summary

OPPORTUNITY

Opportunity to Purchase 4,970 sqft of second floor office space with easy access to Lougheed Hwy. Units are accessible by elevator and 2 stairways and include 24 parking stalls.

LOCATION

The subject property is located within the Maple Ridge downtown core and benefits from direct access off of Lougheed Hwy. Also within close proximity to major routes such as Hwy 1 via Golden Ears Bridge and Hwy 7.

DETAILS

Strata Fee: \$2,582.65

Unit Size: 4,970 sqft

Parking: 24 stalls

PID: 018-323-278, 018-323-386 &
018-323-260

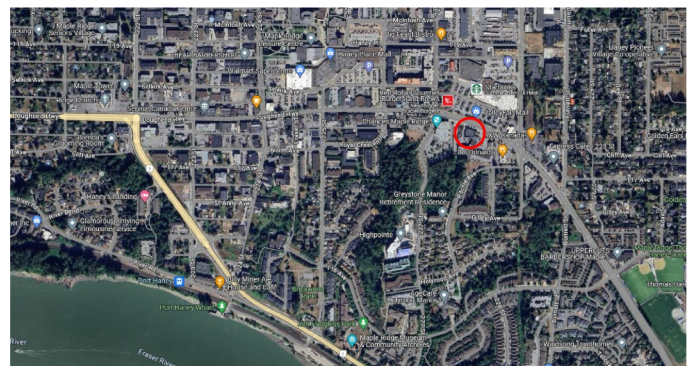
Legal: SL 16, 17 & 18, Plan LMS, DL 401 GP 1, NWLD, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as Shown of Form 1

Property Taxes: \$21,233.00

Price: **\$2,700,000.00**

ZONING

C3 - Ask agent for further details



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