RE/MAX COMMERCIAL

Freestanding Building in Maple Ridge

22352 Lougheed Hwy, Maple Ridge



Freestanding Building in Maple Ridge

For Sale

22352 Lougheed Hwy, Maple Ridge

Freestanding Building Opportunity! This approx. 2,200 SqFt retail space plus approx. 2,000 SqFt basement for storage use. It sits on an approx. 3,446 SqFt lot in Maple Ridge Town Centre Core Area. Located on Lougheed Highway, just steps from 224 Street. Walking distance to Haney Place Mall, offering excellent exposure and strong pedestrian traffic. The property features two retail units: one currently leased month-to-month to a tattoo tenant, and the other owner-occupied unit includes a full commercial kitchen and will be delivered with vacant possession. Zoned C-3 and under the Town Centre Core OCP, future redevelopment potential for a mixed-use project of 20+ storeys. **Call now for more information!**

Property Information

Address:	22352 Lougheed Hwy. Maple Ridge
Legal:	LOT 48, PLAN NWP2899, DISTRICT LOT 398, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PORTION W 1/2 OF, EXCEPT PLAN 4754
P.I.D.:	005-692-563
Zoning:	C-3
Lot Size:	3446 Sq. Ft
Year Built:	1946

Government Assessment (2026)

Land:	$447,000
Improvement:	$1,163,000
Actual Total:	$1,610,000
Tax:	$21,135.91

Building Information

Storeys:	1 storey with basement
Building area :	Approx. 4,200 sqft



DIAMOND TITAN CHAIRMAN'S PLATINUM RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT



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Personal Real Estate Corporation

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- No. 1 Re/Max Commercial Western Canada 2015
- No. 1 in Sales with Re/Max Realty Associates 5 years
- Re/Max International Lifetime Achievement Award since 2006
- Re/Max Canada Commercial Top 5 Winner 2011
- Re/Max International Top 9 Winner 2011
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- Re/Max Diamond Club Team Award Winner 2022
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- Re/Max City Realty Commercial Rent Collected 2023
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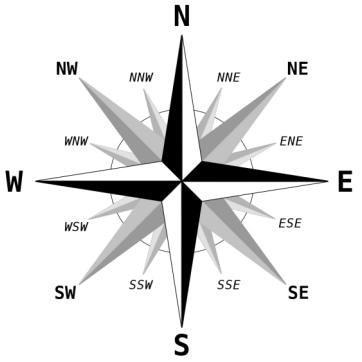
2024 Re/Max Western Canada Commercial Team No. 9

Christopher Leung, DULE

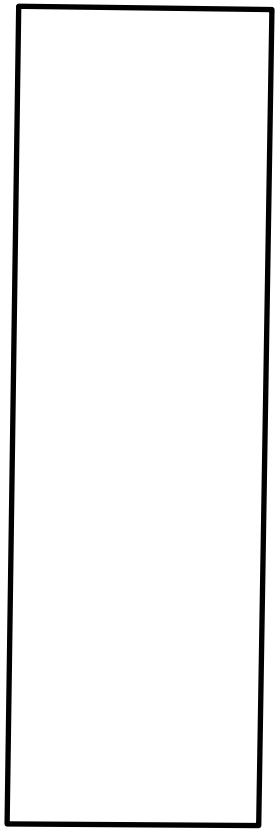
梁煒樂 778-951-1515

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 **Leung Real Estate Group** Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*



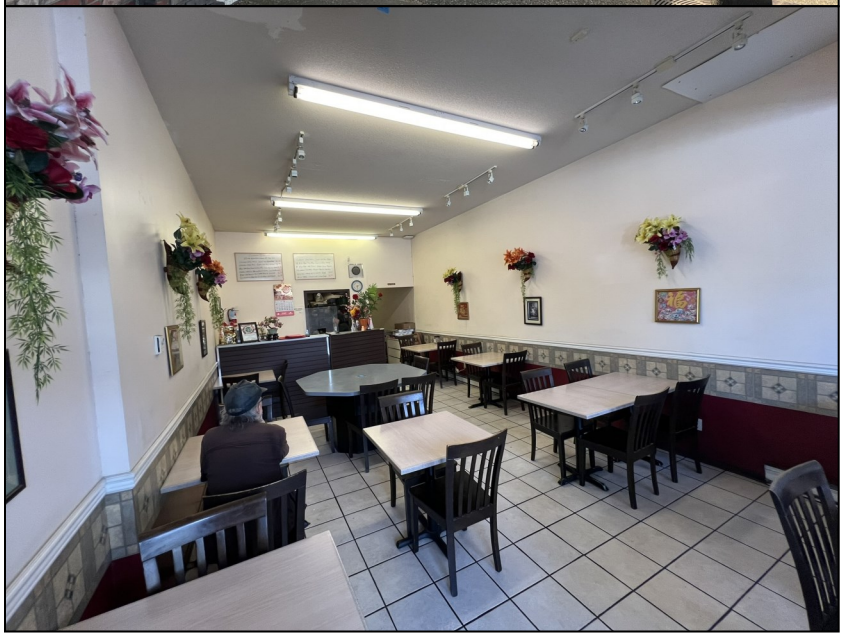
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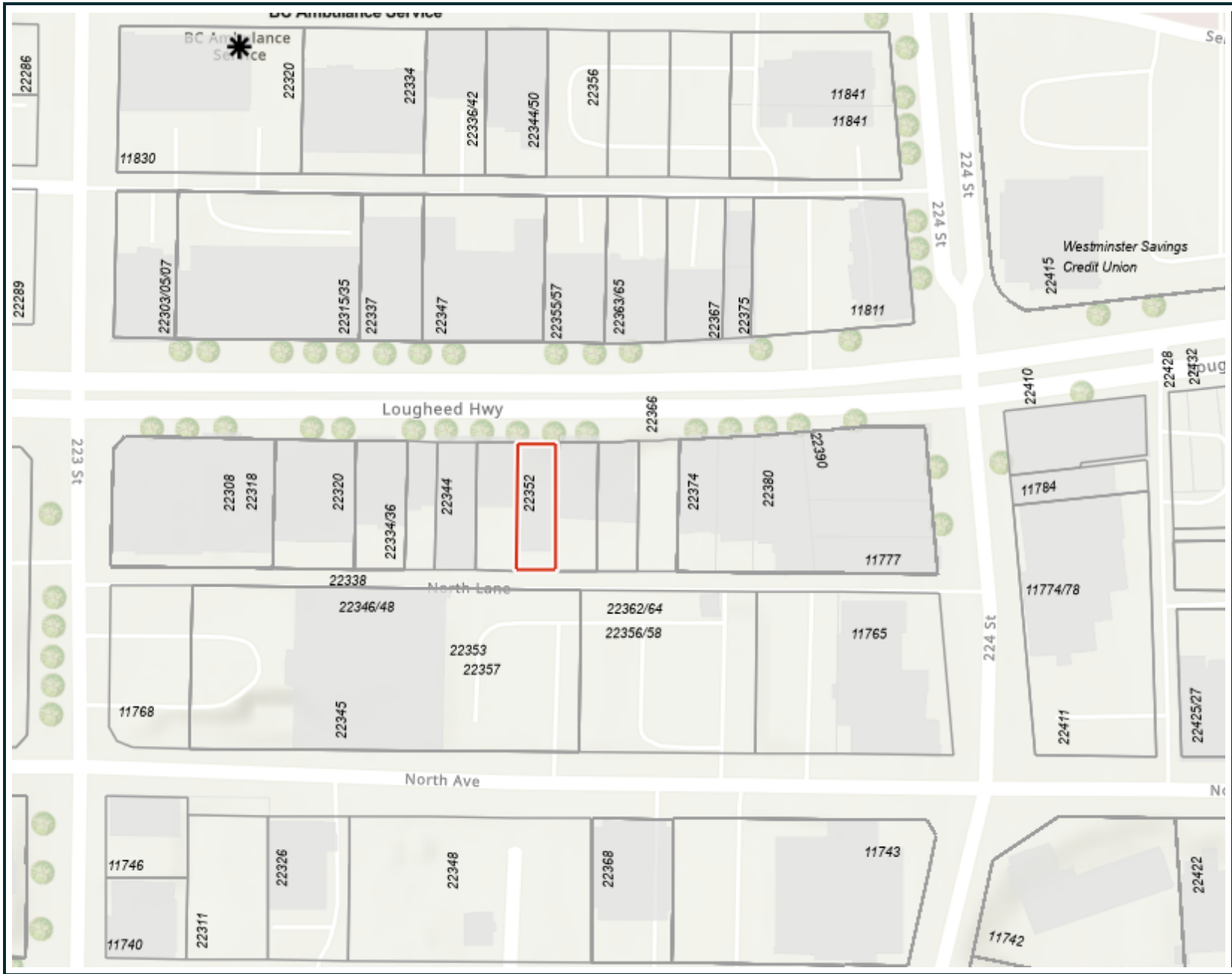

RESTROOMS


EXIT


1879







Legend

Property

- Property
- Facility or Attraction
- School
- Park
- Buildings
- Municipal Boundary

Maple Ridge

Site Map

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

0 50 100 m



Legend

Property

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Development

Zoning

- Commercial
- Residential Multi-Family - Townhouse, Aparmtment

Maple Ridge

Zoning Map

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0 50 100 m

703 ZONE: C-3 TOWN CENTRE COMMERCIAL

703.1 PURPOSE

1. This *Zone* provides for a range of *Commercial*, service and *Residential Use*s in the Town Centre Area.

703.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*; (Bylaw 8006-2024)
   b. *Assembly*;
   c. *Business Services*;
   d. *Cannabis Retail*;
   e. *Civic*;
   f. *Convenience Store*;
   g. *Financial Services*;
   h. *Funeral Services*;
   i. *Indoor Commercial Recreation*;
   j. *Licensee Retail Store*;
   k. *Light Industrial*, limited to *Microbrewery, Microwinery and Microdistillery*;
   l. *Light Industrial*, limited to microbrewery and limited to a maximum of 150 square metres *Gross Floor Area*, specific to the following *Lot*:
      (i) Lot 1 District Lot 398 Group 1 New Westminster District Plan BCP35451. PID 027-438-325. #104 - 11952 224 Street;
   m. *Liquor Primary Establishment*;
   n. *Media Production Studio*;
   o. *Off-Street Parking*;
   p. *Personal Repair Services*;
   q. *Personal Services*;
   r. *Place of Worship*;
   s. *Private Hospital*;
   t. *Professional Services*;
   u. *Public Market*;
   v. *Refund Container Recycling Depot*;
   w. *Restaurant*;
   x. *Retail*, excluding *Highway Commercial*; and
   y. *Tourist Accommodation*.

703.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Apartment Residential*;
   b. *Home Occupation*.

c. one or two *Dwelling Unit*s;

d. *Outdoor Display* or sales area; and

e. *Pharmacy Use*, subject to Section 402 (Pharmacy) of this Bylaw. (Bylaw 7790-2021)

2. Refer to *Section 401* and *Section 402* of this Bylaw for additional information.

703.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1,672.00 square metres
b.	in *Lot Width*	36.0 metres
c.	in *Lot Depth*	27.0 metres.

2. Refer to *Section 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

703.5 DENSITY

1. The *Residential Floor Space Ratio shall* not exceed a base *Density* of 1.0 times the *Lot Area* (Refer to *Section 403.3* (Gross Floor Area Exemptions) of this Bylaw);

2. Additional *Density* may be added to the *Residential Floor Space Ratio*, up to a maximum of 4.0 times the *Lot Area*, excluding the Port Haney and Fraser River Waterfront Area as identified on *Schedule "C" (Town Centre Area Plan)* of this Bylaw, with the following provisions:

   a. an amount equal to 0.25 times the *Lot Area* may be added for providing a minimum of 90% of the required *Residential* parking spaces in an *Underground Structure* for parking;

   b. an additional amount equal to 0.25 times the *Lot Area* may be added for providing all parking spaces, excluding visitor parking spaces, in an *Underground Structure* for parking;

   c. an amount equal to 0.25 times the *Lot Area* may be added for each *Storey* above the third (3) *Storey*, but in no case *shall* this amount exceed 2.0 times the *Lot Area*;

   d. for *Lots* located within the Town Centre Area, as identified on *Schedule "C" (Town Centre Area Plan)* of this Bylaw, or abutting a "Major Road Corridor" as identified on Figure 4 "Proposed Major Corridor Network Plan" of the Maple Ridge Official Community Plan Bylaw No. 7060-2014), an amount not to exceed 0.5 times the *Lot Area* may be added to the *Residential Floor Space Ratio* for providing a cash contribution at a rate of $161.46 per square metres ($15.00 per square foot) as a *Density Bonus*. Refer to *Section 402.10* (Density Bonus for Town Centre Area, Major Corridor Residential and Major Road Corridor) of this Bylaw. (Bylaw 7928-2023)

3. Refer to *Section 403.3* (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

703.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 90% except:

a. the *Lot Coverage* may be 100% where all the required parking is provided in accordance with Part 3 (Off-Street Parking Requirements) of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

703.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	0.0 metres
b.	from a *Rear Lot Line*	6.0 metres, except this may be reduced to 0.0 metres provided that:
	(i) a *Structure* occupying the rear 6.0 metres *shall* be only used for *Accessory Off-Street Parking*;	
	(ii) the *Off-Street Parking Structure shall* be the only *Structure* on that portion of the *Lot*; and	
	(iii) a *Residential Use shall* be provided above the *Off-Street Parking Structure*;	
c.	from an *Interior Side Lot Line*	0.0 metres
d.	from an *Exterior Side Lot Line*	0.0 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of *Section 403.8* (Visual Clearance at Intersections) of this Bylaw.

703.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures shall* be not less than 11.0 metres within the Town Centre Area, excluding the Port Haney and Fraser River Waterfront Area, as identified on *Schedule "C" (Town Centre Area Plan)* of this Bylaw. (Bylaw 7827-2022)
2. *Building Height* for *Principal Buildings and Principal Structures shall* be not less than 11.0 metres and *shall* not exceed 15.0 metres nor four (4) *Storey*s within the Port Haney and Fraser River Waterfront Area, as identified on *Schedule "C" (Town Centre Area Plan)* of this Bylaw.
3. *Building Height* for *Accessory Buildings and Accessory Structures shall* not exceed 4.5 metres.
4. Refer to *Section 403.4* (Building Height) of this Bylaw.

703.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with *Section 405* (Landscaping, Screening and Fencing Requirements) of this Bylaw of this Bylaw.

703.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. An *Off-Street Parking Use shall* be sited to the rear of a *Building*, concealed within a *Building* or located in an *Underground Structure* for parking.
3. An *Off-Street Parking Use shall* not occupy more than 95% of the surface of the *Lot*.

703.11 OTHER REQUIREMENTS

1. A *Residential Use shall*:
   a. be the only *Use* in a *Storey* so *Used*;
   b. *shall* be limited exclusively to the *Storeys* above the *First Storey*:
      (i) for *Lots* identified on *Schedule "E" (Town Centre Ground Floor Commercial Required)* of this Bylaw; and
      (ii) for one or two *Dwelling Units*;
   c. be located within a *Building* above all *Storeys* which are used for a non-*Residential Principal Use*;
   d. provide a separate and independent access from the ground floor front elevation if located together in a *Building* or *Structure* with other *Uses*, except that on a corner *Lot* access may be from the ground floor exterior side elevation;
   e. be permitted only where all parking for such *Use* is *Concealed Parking*;
   f. provide *Common Open Area*(s) on the *Lot* for *Apartment Residential Use* at a minimum of 5.0% of the *Lot Area* and which may be provided as balconies, terraces, patios, *Rear Yards*, courtyards or roof decks;
   g. provide *Indoor Amenity Area*(s) based on the following ratio:
      (i) 1.0 square metres per apartment *Dwelling Unit*; and
   h. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.
2. An *Off-Street Parking Structure* occupying the rear 6.0 metres of the *Lot shall* be entirely covered by a *Landscaped* recreation or amenity deck.
3. For *Lots* identified on *Schedule "E" (Town Centre Ground Floor Commercial Required)* of this Bylaw, the ground floor of all *Commercial Buildings shall* have not less than:
   a. 90% of the *Lot Frontage* developed for permitted *Commercial Uses* unless the *Frontage* is developed for public pedestrian or public vehicular access; and
   b. 25% of the *Lot Area* developed for a permitted *Commercial Use*.
4. Every *Use*, except *Outdoor Display* or sales area and *Commercial Off-Street Parking* and *Off-Street Loading Uses shall* be located and undertaken wholly within an *Enclosed Building*.



Legend

Property

- Property
- Facility or Attraction
- School
- Park
- Buildings
- Municipal Boundary

Development

Town Centre Land Use

- Town Centre Apartment
- Town Centre Mixed-Use
- Town Centre Core

Maple Ridge

OCP Map

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0 50 100 m

Town Centre Core

The Town Centre Core designation supports the highest-density development in the Town Centre, helping to shape a strong, vibrant urban core. This area will accommodate taller tower-and-podium building forms with flexible building heights that can exceed 12 storeys. Development should concentrate commercial, residential, and mixed uses in a compact, walkable environment that supports transit use and creates a dynamic public realm.

Permitted uses include commercial, mixed-use, and multi-unit residential (see Schedule E of the Maple Ridge Zoning Bylaw for locations where commercial use is required on the ground floor). In areas where ground-floor commercial is not required, multi-unit residential is permitted.

Development on the Town Centre Core will implement high-quality urban design, creating a visually interesting and functional environment that enhances vitality, celebrates the area's role as the heart of the community, and delivers exceptional pedestrian experience.

Policies

3-40 Building heights within the Town Centre Core will range to over twenty (20) storeys.

3-41 Multi-unit Residential use is permitted as a principal use in the Town Centre Core designation, except where identified on Schedule E as "Ground Floor Commercial Required" in the Maple Ridge Zoning Bylaw, where the ground floor use is to be commercial.

3-42 Within a Mixed-Use development, retail, service, and entertainment uses shall be encouraged at ground level with office and/or residential uses encouraged above-grade.

3-43 Large-format retail may be permitted if designed in a pedestrian-friendly manner, with street-facing small shops wrapping its frontage.