RE/MAX COMMERCIAL

22323, 22335, 22345 CALLAGHAN AVE,
MAPLE RIDGE,
73 APARTMENT UNITS MIXED USE DEVELOPMENT SITE FOR SALE



- THE BLOCK OF LANE, HONEY BY PASS, AND CALLAGHAN AVE
- NEXT TO CALLAGHAN PARK
- 3 MINUTES WALK TO PORT HANEY STATION
- 10 MINUTES WALK TO HANEY PLACE MALL
- ADJACENCY TO BC HWY NO.7
- 1 MINUTE DRIVE TO LOUGHEED HWY

FOR MORE INFORMATION CONTACT
RAYMOND LEUNG PREC* TEL: 604-644-6482
Email: Raymondkleung@hotmail.com
Website: 410Commercial.com
Leung Real Estate Group
Re/Max City Realty
#101 – 2806 Kingsway, Vancouver, BC V5R 5T5

THE DETAILS









THE DETAILS

FLOOR LEVER	Studio (units)	1BD (units)	1BD+D (units)	2BD (units)	2BD+D (units)	3BD (units)	3BD+D (units)	TOTAOL UNITS PER FLOOR	TOTAL AREA PER FLOOR
GROUND	0	0	0	0	0	0	0	0	9,241.9 SF
L2	1	3	3	2	5	0	1	15	16,404.3 SF
L3	1	2	5	2	5	0	1	16	16,459.5 SF
L4	1	2	5	2	5	0	1	16	16,459.5 SF
L5	1	2	5	3	4	0	1	16	16,216.8 SF
L6	0	1	2	3	1	3	0	10	12,677.7 SF
Roof	0	0	0	0	0	0	0	0	988.0 SF
	4	10	20	12	20	3	4	73(TOTAL)	88,447.7 SF(TOTAL)

- PARKING:

  Residential - 75 Residential Visitor - 14 Commercial - 6 Disability - 4 Car Share - 4

- BICYCLE STORAGE:

  Residential - 108 Commercial - 6

- SALEABLE(NET) AREA

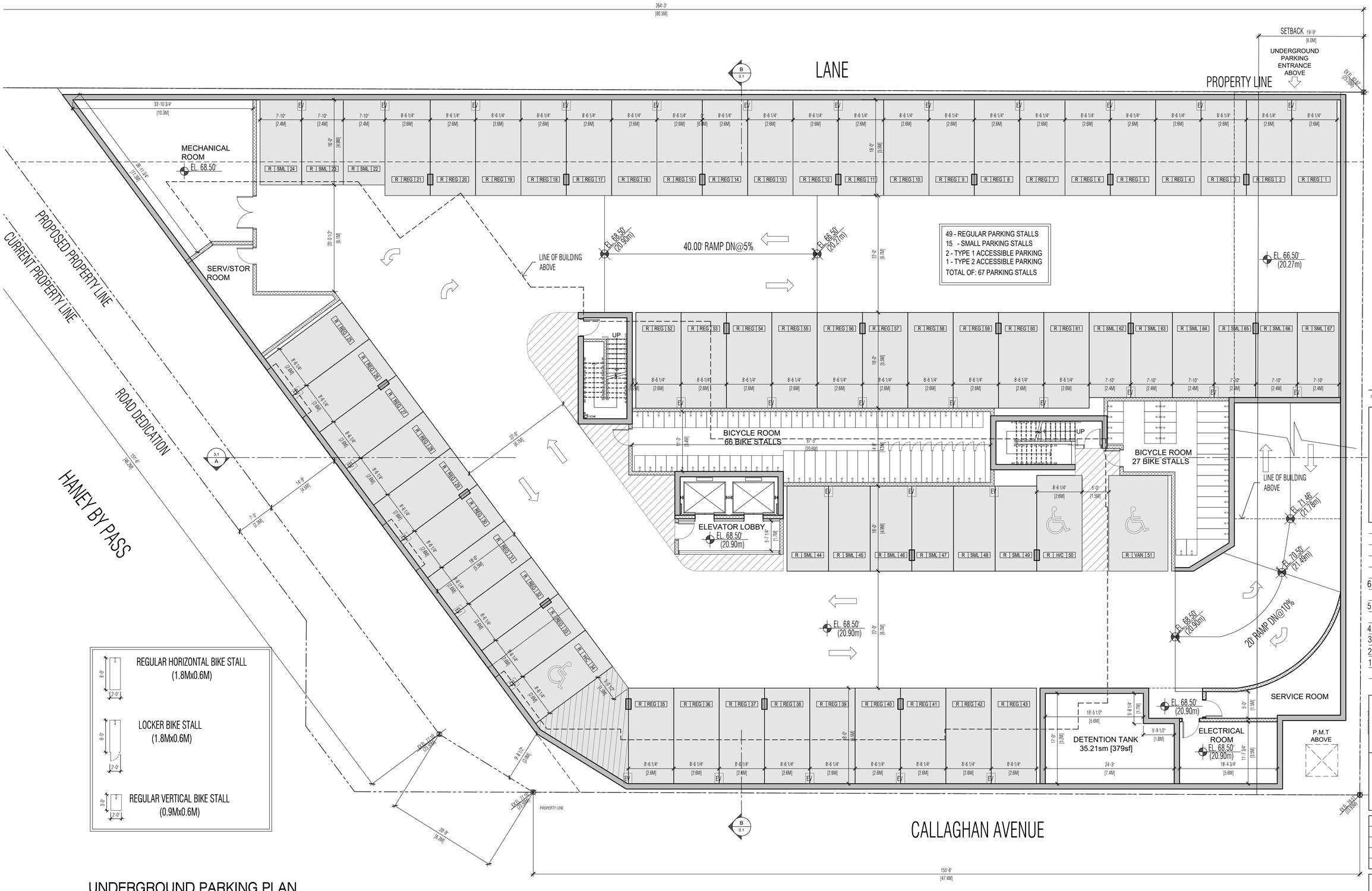
  6,575.1 SF commercial area (5 units), 70,624.2 SF residential area (73 units), total is 77,199.3 SF.

- COMMON AREA:

  Ground floor is 1,287 SF commercial common area, and 1,379.8 SF residential common area. L2 - L5 is 1,544.7 SF residential common area per floor, L6 is 1,414.8 SF residential common area, roof top is 988 SF

- AMENITY:

  807.0 SF amenity on L2, 988.0 SF amenity on Roof



UNDERGROUND PARKING PLAN

SCALE 1/8"=1'-0"

All parking spaces are provided with rough-ins for EV charging. Additionally 20 stalls (30% of parking) will be provided with Level 2 EV charging stations.

240 - 388 West 8th Ave.
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REGISTERED ARCHITECT
SHOGHIG TUTUNJIAN
BRITISH COLUMBIA

2026-02-24

no.:	date:	description:
6.	Jan. 21,2026	Re-Issued in Response to Consolidated Departmental Comments
5.	June 5th, 2024	Issued for CDC Consolidated Department Comments
4.	Sep. 20th, 2023	Issued for ADP
3.	Apl. 26th, 2023	Issued for ADP
2.	Jul. 10th, 2020	Issued for DP
1.	Mar. 5th, 2020	Issued for RZ

Revisions

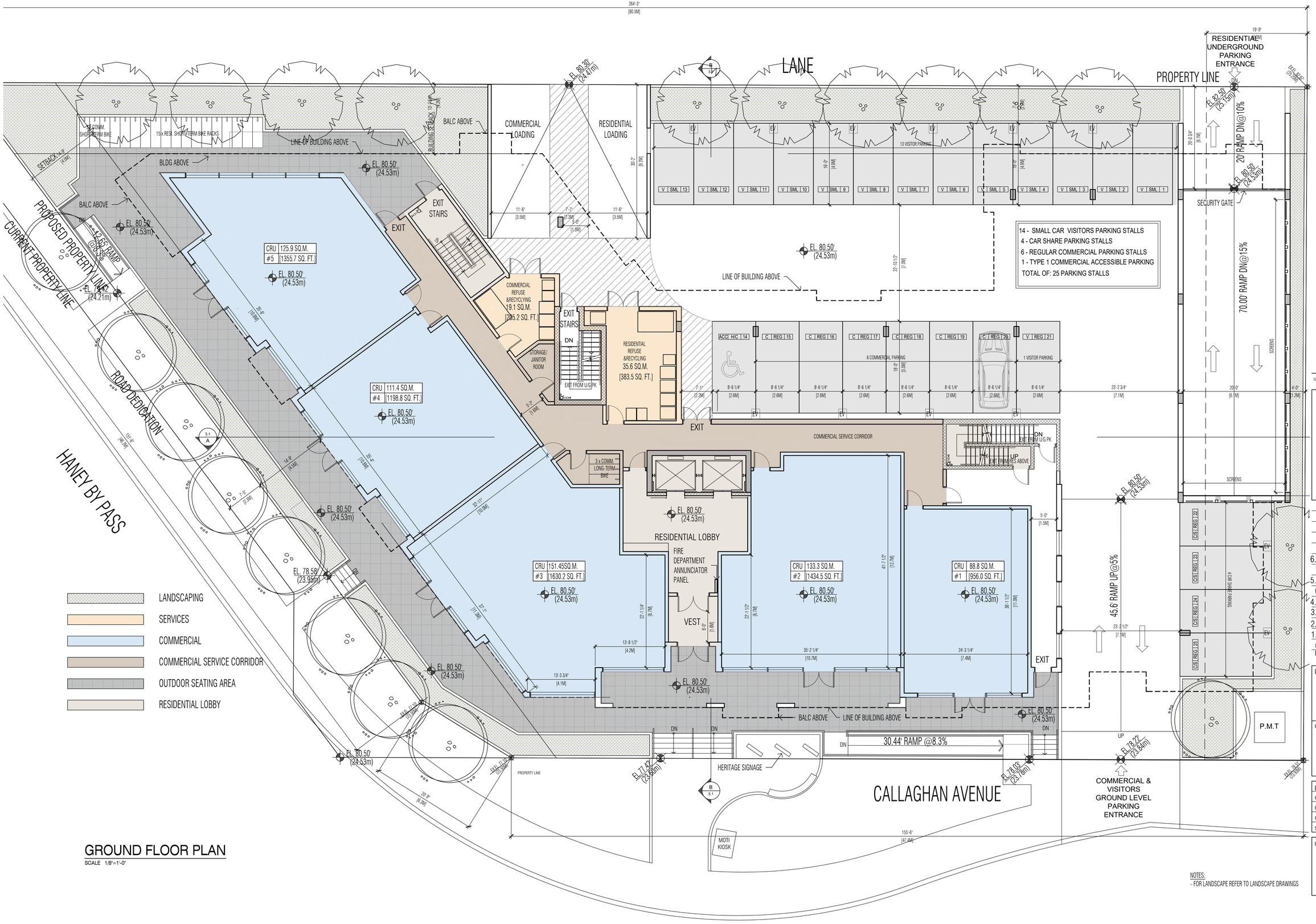
project title:
22323,22335 & 22345
CALLAGHAN AVE.
MAPLE RIDGE, BC.

drawing title:
PARKING LEVEL 1

project no.:	17025
drawn by:	
checked by:	ST
date:	JAN. 21, 2026
scale:	1/8" = 1'-0"

N

drawing no.:
A1.02



14 - SMALL CAR VISITORS PARKING STALLS
4 - CAR SHARE PARKING STALLS
6 - REGULAR COMMERCIAL PARKING STALLS
1 - TYPE 1 COMMERCIAL ACCESSIBLE PARKING
TOTAL OF: 25 PARKING STALLS

GROUND FLOOR PLAN

SCALE 1/8"=1'-0"

NOTES:
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Revisions

project title:
22323,22335 & 22345
CALLAGHAN AVE.
MAPLE RIDGE, BC.

drawing title:
GROUND FLOOR PLAN

project no.: 17025
drawn by:
checked by: ST
date: JAN. 21, 2026
scale: 1/8" = 1'-0"

drawing no.:
A1.03



15 UNITS:

- AMENITY
- 3 BEDROOM + DEN= 1
- 2 BEDROOM + DEN= 5
- 2 BEDROOM= 2
- 1 BEDROOM + DEN= 3
- 1 BEDROOM= 3
- STUDIO= 1
- CIRCULATION

2ND FLOOR PLAN

SCALE 1/8"=1'-0"

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revisions

project title:
22323 ,22335, & 22345
CALLAGHAN AVE.
MAPLE RIDGE, BC

drawing title:
2ND FLOOR PLAN

project no.:	17025
drawn by:	
checked by:	ST
date:	JAN 21, 2026
scale:	1/8"=1'-0"

N

drawing no.:
A1.04



3RD AND 4TH FLOOR PLAN

SCALE 1/8"=1'-0"

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project title:
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drawing title:
3RD- 4TH FLOOR PLAN

project no.: 17025
drawn by:
checked by: ST
date: JAN 21, 2026
scale: 1/8"=1'-0"

drawing no.:
A1.05



16 UNITS:

- 3 BEDROOM + DEN= 1
- 2 BEDROOM + DEN= 4
- 2 BEDROOM= 3
- 1 BEDROOM + DEN= 4
- 1 BEDROOM= 4
- CIRCULATION

5TH FLOOR PLAN

SCALE 1/8"=1'-0"

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drawing title:
5TH FLOOR PLAN

project no.:	17025
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checked by:	ST
date:	JAN 21, 2026
scale:	1/8"=1'-0"

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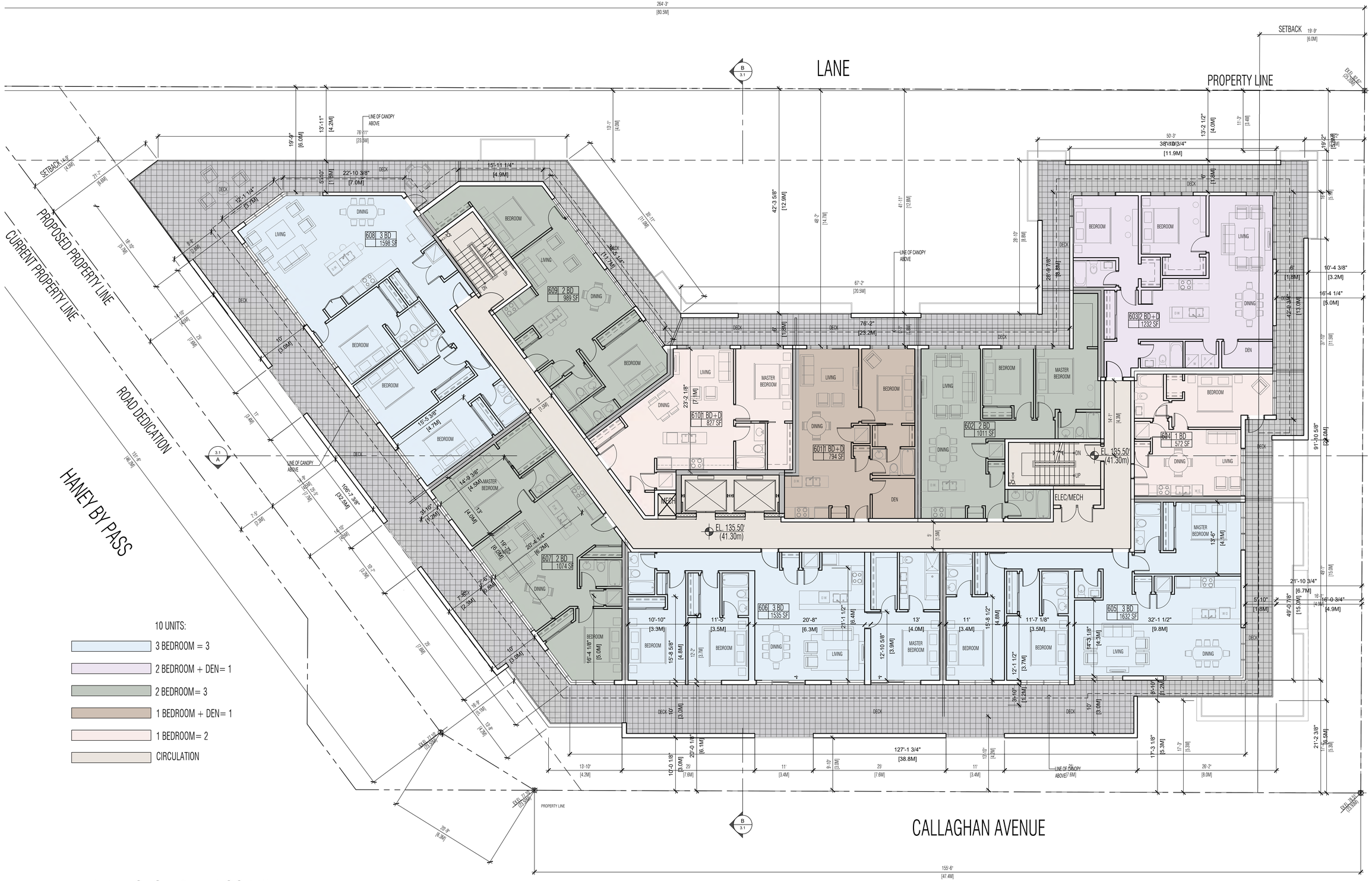
drawing no.:
A1.06



10 UNITS:

- 3 BEDROOM = 3
- 2 BEDROOM + DEN= 1
- 2 BEDROOM= 3
- 1 BEDROOM + DEN= 1
- 1 BEDROOM= 2
- CIRCULATION

PENTHOUSE- 6TH FLOOR PLAN

SCALE 1/8"=1'-0"

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revisions

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drawing title:
PENTHOUSE
6TH FLOOR PLAN

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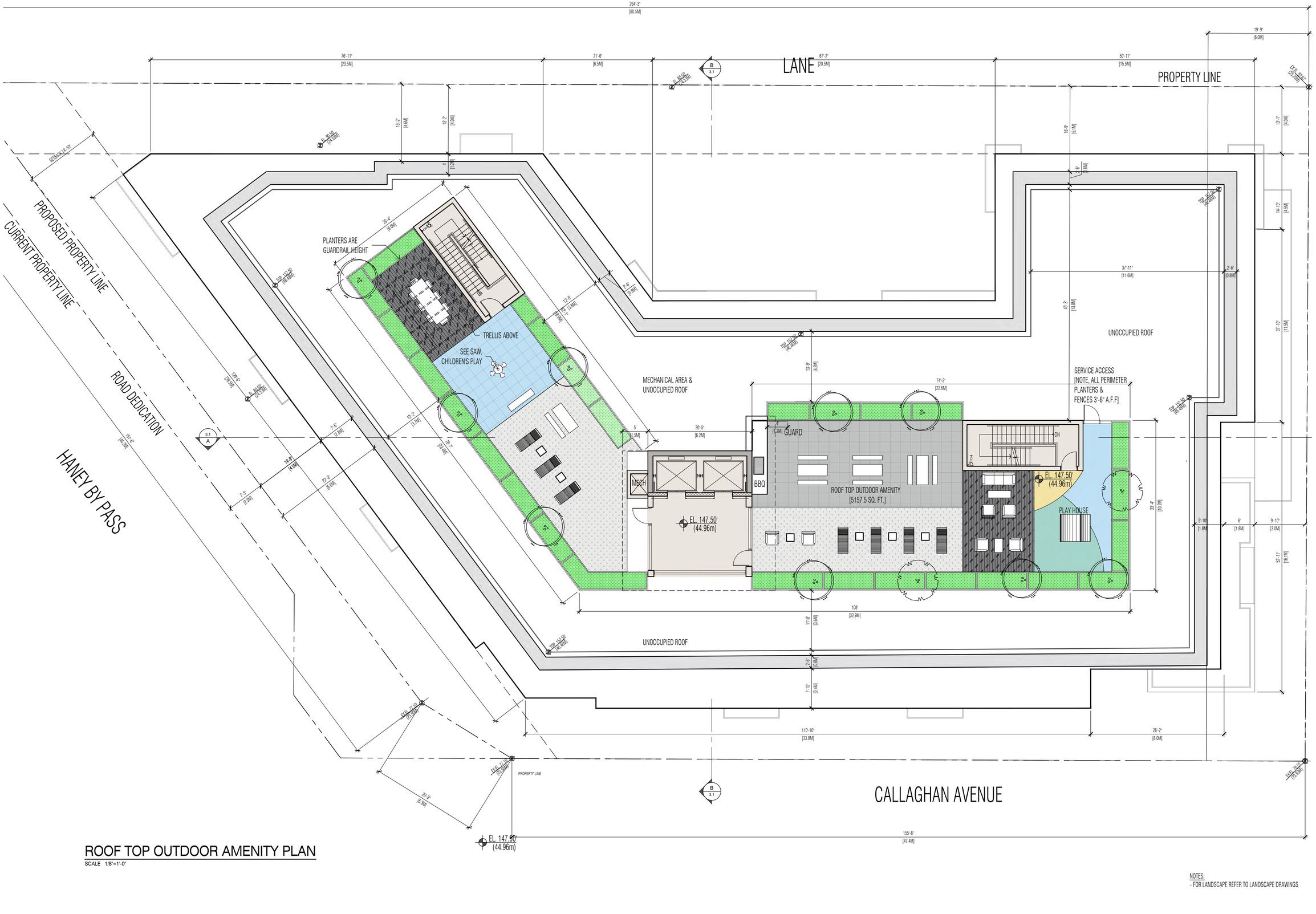

ROOF TOP OUTDOOR AMENITY PLAN

SCALE 1/8"=1'-0"

NOTES:
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ROOF TOP OUTDOOR AMENITY PLAN

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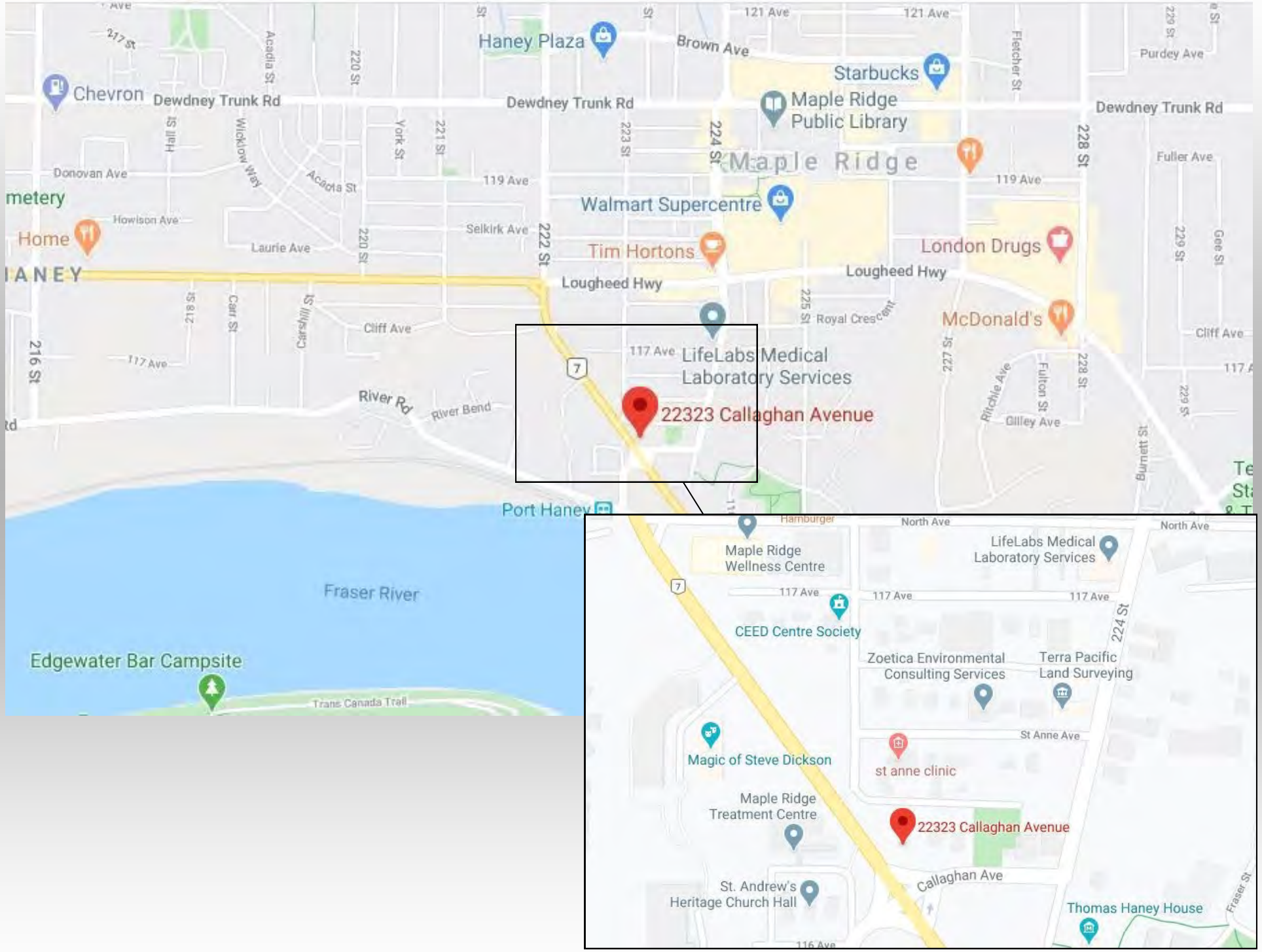
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Brown Ave
121 Ave
Starbucks
Chevron
Dewdney Trunk Rd
Maple Ridge Public Library
Maple Ridge
Donovan Ave
119 Ave
Walmart Supercentre
Howison Ave
Home
Selkirk Ave
Laurie Ave
Tim Hortons
London Drugs
Lougheed Hwy
McDonald's
Cliff Ave
117 Ave
LifeLabs Medical Laboratory Services
22323 Callaghan Avenue
River Rd
River Bend
Port Haney
Fraser River
Edgewater Bar Campsite
Trans Canada Trail
Maple Ridge Wellness Centre
North Ave
CEED Centre Society
Zoetica Environmental Consulting Services
Terra Pacific Land Surveying
St Anne Ave
Magic of Steve Dickson
st anne clinic
Maple Ridge Treatment Centre
Callaghan Ave
St. Andrew's Heritage Church Hall
Thomas Haney House
116 Ave