RE/MAX COMMERCIAL

Restaurant Business in Plaza

22805 Lougheed Hwy, Maple Ridge



Chinese Buffet Restaurant Business in Plaza

For Sale

22805 Lougheed Hwy, Maple Ridge

Incredible opportunity to own the only Chinese buffet restaurant in Maple Ridge-Pitt Meadows ! Approx. 4,170 sqft. space features 148 seats, a fully equipped commercial kitchen, and a liquor license. Ideally situated at the corner of 228 St and Lougheed Hwy, one of busiest intersection in Maple Ridge. Southridge Centre and Valley Fair Mall across the road, walking distance to Maple Ridge Square, Haney Place Mall, Selkirk Town Centre. Business operating since 1990 with a proven track record and stable revenue. Lease until January 31, 2030 with 1 of 2 years renew option. Plenty of open parking, tenant mix including A&W, Viet Taste and Pappa Leo's Pizza. Don't miss your chance to take over a established restaurant a prime Maple Ridge location. **Contact now for more details!**

Property Information

Zoning:	CS-1
Unit Size:	Approx. 4,170 SF
Parking:	Open Parking

Basic Rent(2026)

$24.84/SqFt, $103,582.8/year, and $8,631.9/month

Additional Rent

$19.09/SqFt, $79,624.38/year, and $6,635.37/month



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



Over 30 Years Experiences

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

- 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
- Re/Max Circle of Legend Award since 2017
- Re/Max Diamond Club Team Award Winner 2022
- Re/Max Platinum Club Team Award Winner 2023
- Re/Max City Realty Commercial Most Expensive Property Sold 2023
- Re/Max City Realty Commercial Rent Collected 2023
- Re/Max Chairman's Club Team Award Winner 2021 & 2024

2024 Re/Max Western Canada Commercial Team No. 9

Christopher Leung, DULE

梁煒樂 778-951-1515

**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.*












ATTENTION
Door Swings Open
Please Stay Clear



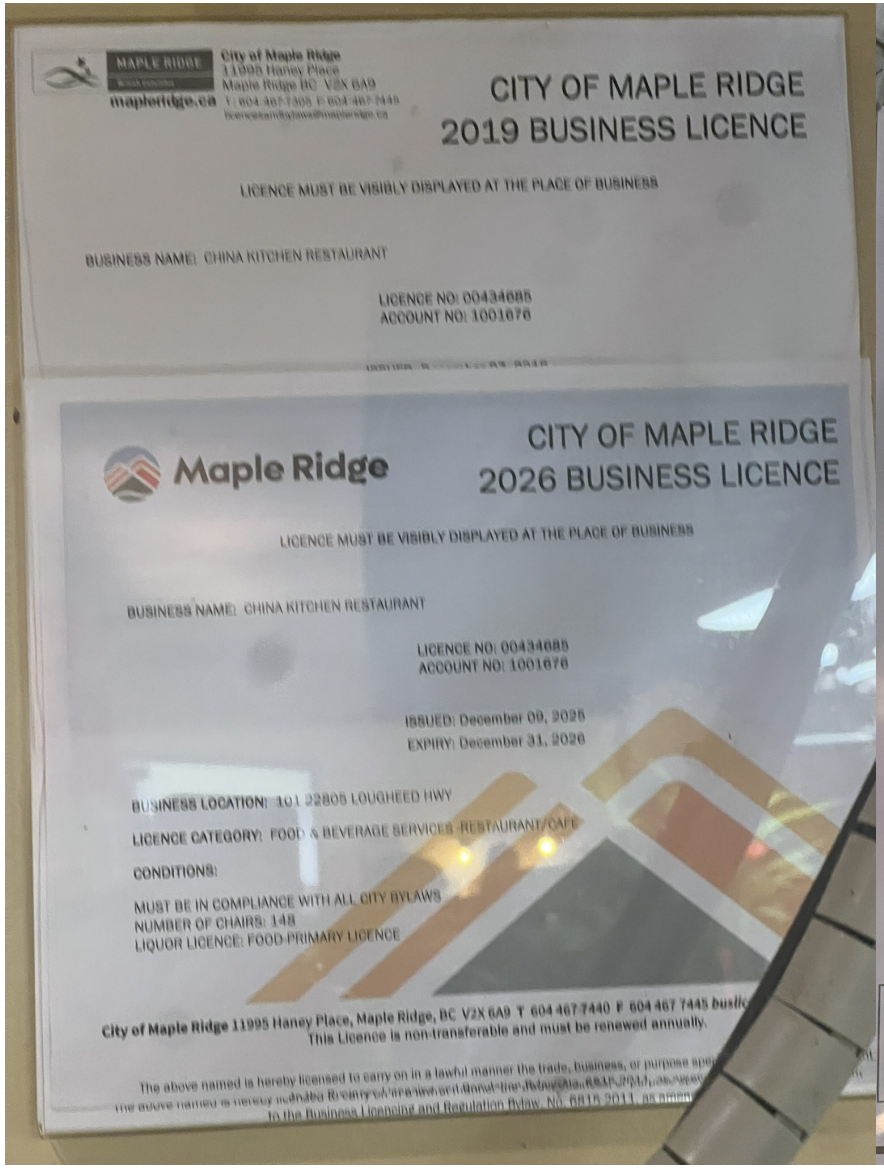



FORTUNE COOKIES






fraserhealth
PERMIT
TO OPERATE



MAPLE RIDGE
mapleridge.ca

City of Maple Ridge
11995 Haney Place
Maple Ridge BC V2X 6A9
T: 604 467 7305 F: 604 467 7445
licencesandbylaws@mapleridge.ca

CITY OF MAPLE RIDGE
2019 BUSINESS LICENCE

LICENCE MUST BE VISIBLY DISPLAYED AT THE PLACE OF BUSINESS

BUSINESS NAME: CHINA KITCHEN RESTAURANT

LICENCE NO: 00434685
ACCOUNT NO: 1001676

Maple Ridge

CITY OF MAPLE RIDGE
2026 BUSINESS LICENCE

LICENCE MUST BE VISIBLY DISPLAYED AT THE PLACE OF BUSINESS

BUSINESS NAME: CHINA KITCHEN RESTAURANT

LICENCE NO: 00434685
ACCOUNT NO: 1001676

ISSUED: December 09, 2025
EXPIRY: December 31, 2026

BUSINESS LOCATION: 101 22805 LOUGHEED HWY

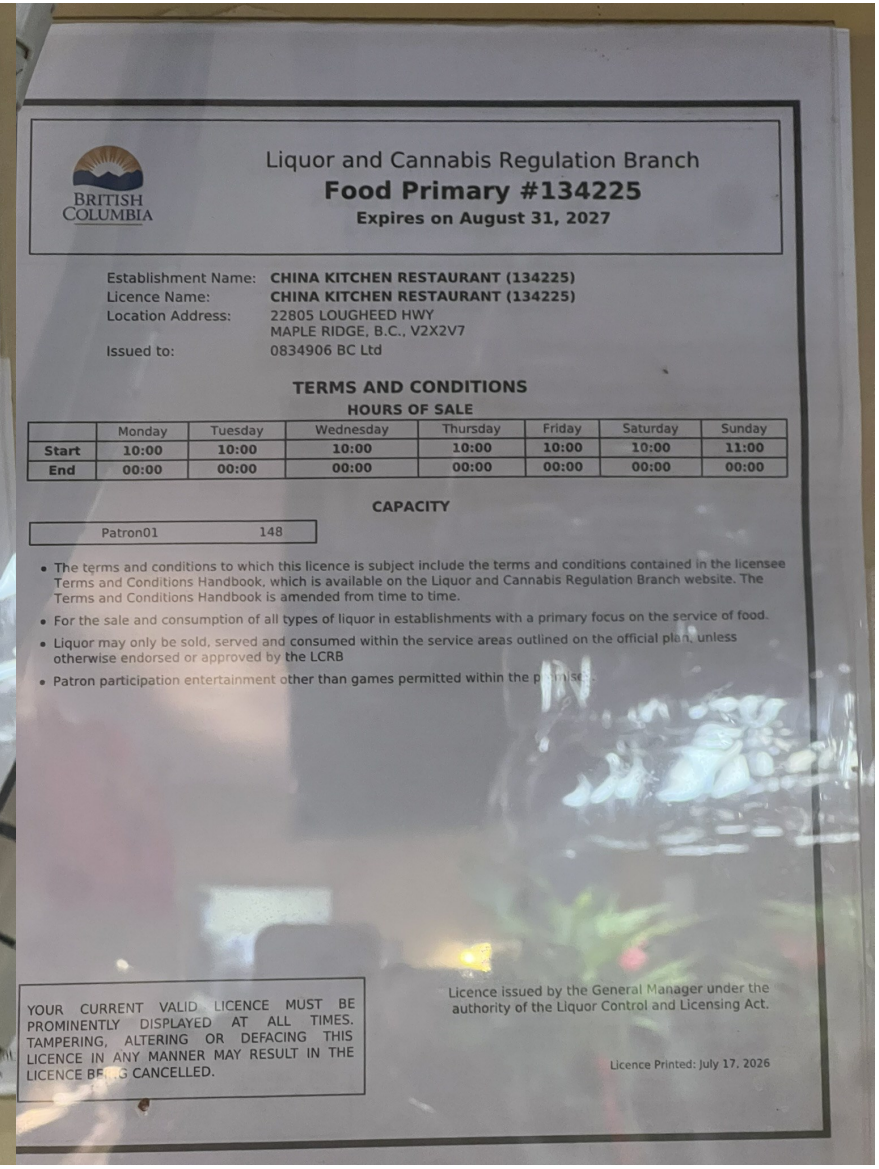
LICENCE CATEGORY: FOOD & BEVERAGE SERVICES -RESTAURANT/CAFE

CONDITIONS:

MUST BE IN COMPLIANCE WITH ALL CITY BYLAWS
NUMBER OF CHAIRS: 148
LIQUOR LICENCE: FOOD-PRIMARY LICENCE

City of Maple Ridge 11995 Haney Place, Maple Ridge, BC V2X 6A9 T 604 467 7440 F 604 467 7445 busli
This Licence is non-transferable and must be renewed annually.

The above named is hereby licensed to carry on in a lawful manner the trade, business, or purpose spe
The above named is hereby licensed to carry on in a lawful manner the trade, business, or purpose spe
to the Business Licencing and Regulation Bylaw, No. 6815-2011, as amen



BRITISH COLUMBIA

Liquor and Cannabis Regulation Branch
Food Primary #134225
Expires on August 31, 2027

Establishment Name: **CHINA KITCHEN RESTAURANT (134225)**
Licence Name: **CHINA KITCHEN RESTAURANT (134225)**
Location Address: 22805 LOUGHEED HWY
MAPLE RIDGE, B.C., V2X2V7
Issued to: 0834906 BC Ltd

TERMS AND CONDITIONS

HOURS OF SALE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start	10:00	10:00	10:00	10:00	10:00	10:00	11:00
End	00:00	00:00	00:00	00:00	00:00	00:00	00:00

CAPACITY

Patron01	148

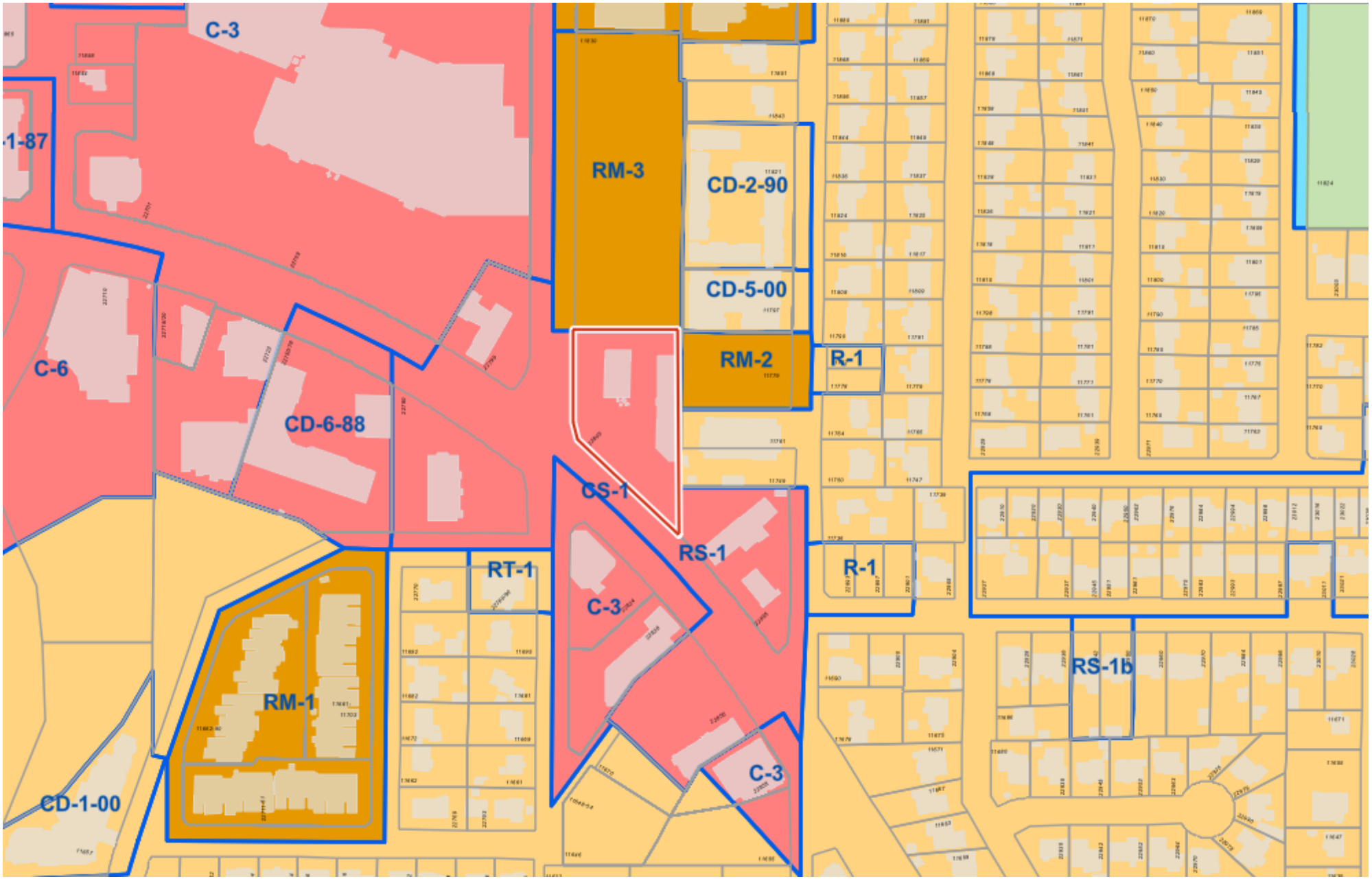
- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- For the sale and consumption of all types of liquor in establishments with a primary focus on the service of food.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB
- Patron participation entertainment other than games permitted within the premises.

YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.

Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act.

Licence Printed: July 17, 2026


A&W
China Kitchen
The Best Chinese Buffet Everyday
Pappa Leo's Pizza
VIET TASTE



Maple Ridge

Zoning Map

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0 100 200 m

708 ZONE: CS-1 SERVICE COMMERCIAL

708.1 PURPOSE

1. This *Zone* provides for *Commercial Use*s oriented to the motoring public.

708.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Assembly*:
      (i) limited to public transportation depots, private *School*s, and cinemas;
      (ii) limited to *Group Child Care Centre*, specific to the following *Lot*:
         (a) Lot A District Lot 278 Group 1 New Westminster District Plan 76445. 20644 Dewdney Trunk Road. (Bylaw 7898-2022)
   b. *Big Box Retail*;
   c. *Business Services*, excluding *Consulting Services*;
   d. *Cannabis Retail*;
   e. Car Wash;
   f. *Convenience Store*;
   g. *Drive-Through*;
   h. *Funeral Services*;
   i. *Highway Commercial*;
   j. *Indoor Commercial Recreation*;
   k. *Licensee Retail Store*
   l. *Light Industrial*, to a maximum of 279.0 square metres *Gross Floor Area*;
   m. *Liquor Primary Establishment*;
   n. *Outdoor Commercial Recreation*;
   o. *Personal Repair Services*;
   p. *Personal Services*;
   q. *Place of Worship*;
   r. *Professional Services*:
      (i) limited to veterinarians, architects, engineering and surveying *Office*s, and drop-in medical clinics; and
      (ii) permitted above the *First Storey*, specific to the following *Lot*:
         (a) Lot A except part dedicated road on Plan BCP13823 District Lot 401 Group 1 New Westminster District Plan 9541. PID 003-204-952. 11980 227 Street.
      (iii) limited to licensed *Health Services* providers, specific to the following *Lot*:
         (a) Lot A District Lot 278 Group 1 New Westminster District Plan 76445. PID 009-224-289, 20629 119 Avenue. (Bylaw 7697-2021)
   s. *Refund Container Recycling Depot*;
   t. *Research Testing Laboratory*;

u. *Restaurant*;

v. *Service Station*; and

w. *Tourist Accommodation*.

708.3 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. Music Lessons, where the *Principal Use* is *Retail* of musical instruments;

   c. one or two *Dwelling Unit*s;

   d. *Outdoor Display* or sales area;

   e. *Retail* to a *Tourist Accommodation*, *Indoor Commercial Recreation* or *Outdoor Commercial Recreation Use* provided the total *Gross Floor Area* for the *Accessory Retail Use* does not exceed 100.0 square metres;

   f. *Retail* to a *Light Industrial Use* provided the *Gross Floor Area* for the *Accessory Retail Use* does not exceed 25% of the total *Gross Floor Area* for the *Principal Use*; and

   g. *Unenclosed Storage*.

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

708.4 LOT AREA and DIMENSIONS

1. Where both a *Community Water System* and a *Community Sanitary Sewer System* are available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	929.0 square metres
b.	in *Lot Width*	18.0 metres
c.	in *Lot Depth*	30.0 metres.

2. Where a lot is served by a *Community Water System* but not by a *Community Sanitary Sewer System*, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2,000.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	36.0 metres.

3. Where neither a *Community Water System* nor a *Community Sanitary Sewer System* is available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in *Lot Width*	36.0 metres
c.	in *Lot Depth*	60.0 metres.

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

708.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

708.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. *Off-Street Parking* *shall* not exceed a *Lot Coverage* of 95% of the surface area of a *Lot*.

708.7 SETBACKS

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

a.	from a *Front Lot Line*	9.0 metres
b.	from a *Rear Lot Line*	6.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres, except 6.0 metres for a *Drive-Through*
d.	from an *Exterior Side Lot Line*	7.5 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.

708.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 7.5 metres.
2. Refer to *Section 403.4* (Building Height) of this Bylaw.

708.9 LANDSCAPING and SCREENING

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

708.10 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. The required parking for all *Dwelling Unit*s and *Apartment Residential* *Use*s *shall* be dedicated to that *Use*.

708.11 OTHER REQUIREMENTS

1. Every *Use* *shall* be located and undertaken wholly within an *Enclosed* *Building* except for:
   a. *Outdoor Display* or sales area;
   b. car wash;
   c. *Outdoor Commercial Recreation*; and
   d. *Unenclosed Storage*, and the storage *shall* not be permitted in the *Front Yard*.
2. A *Residential* *Use* *shall*:
   a. be limited to a maximum of three (3) *Dwelling Unit*s;
   b. be limited exclusively to *Storey*s above the *First Storey*;
   c. be the only *Use* in a *Storey* so *Use*d; and
   d. be located within a *Building* above all *Storey*s which are non-*Residential* *Use*s.
   e. have separate and independent access; and

f. 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.

3. A *Drive-Through Use shall* comply with the following:

   a. the *Lot shall* have a minimum of 30.0 metres of *Highway Frontage*;

   b. a *Building shall* be located between a *Drive-Through Use* and a *Lot Line* shared with an adjoining *Lot Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014; and

   c. electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments *shall* be oriented on the *Lot* to face away from an adjoining *Lot Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

4. No *Building* or *Structure* for a *Tourist Accommodation Use shall* exceed one *Sleeping Unit* or *Dwelling Unit* for each 93.0 square metres of *Lot Area*.