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

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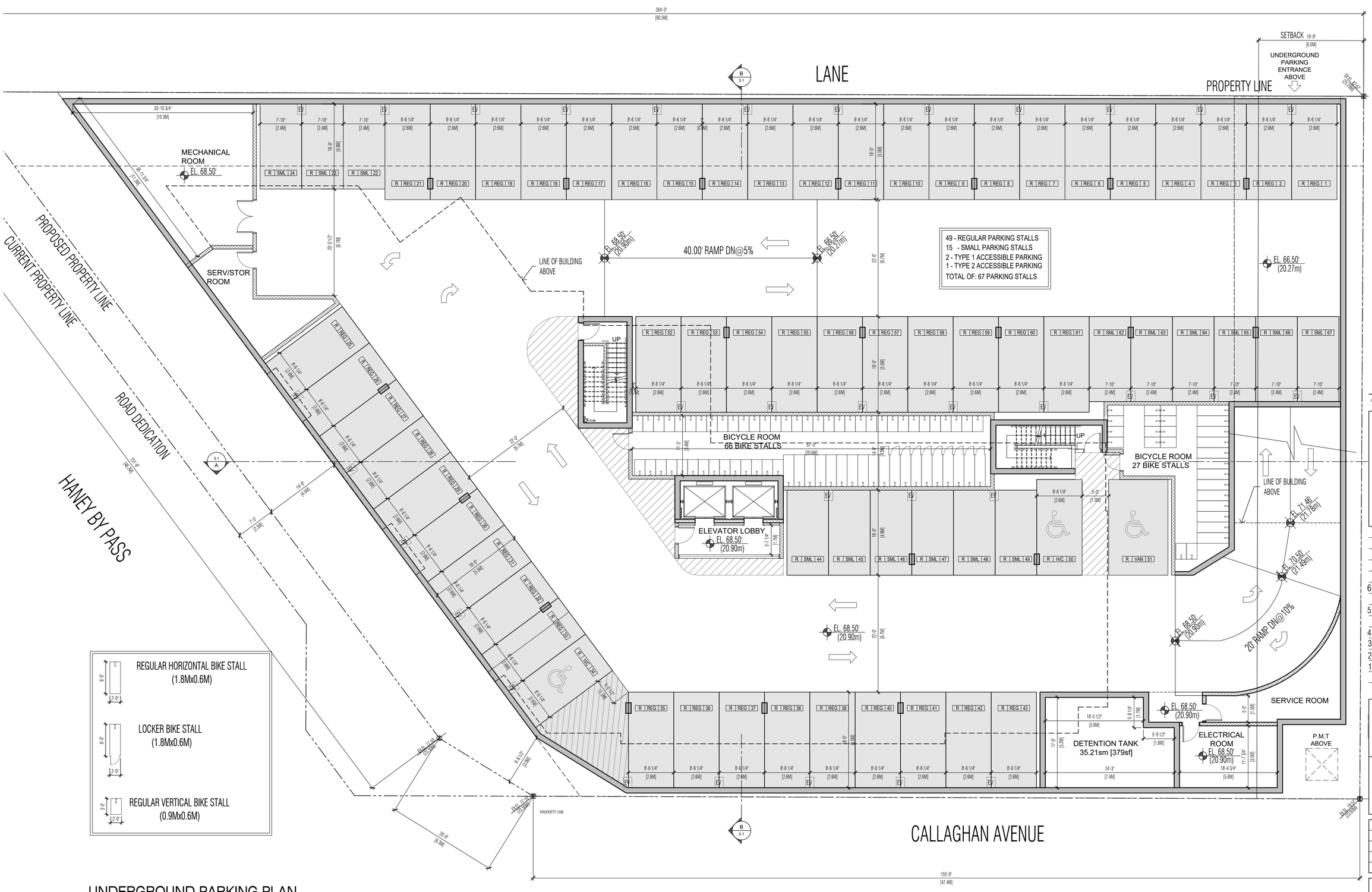

UNDERGROUND PARKING PLAN

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.

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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

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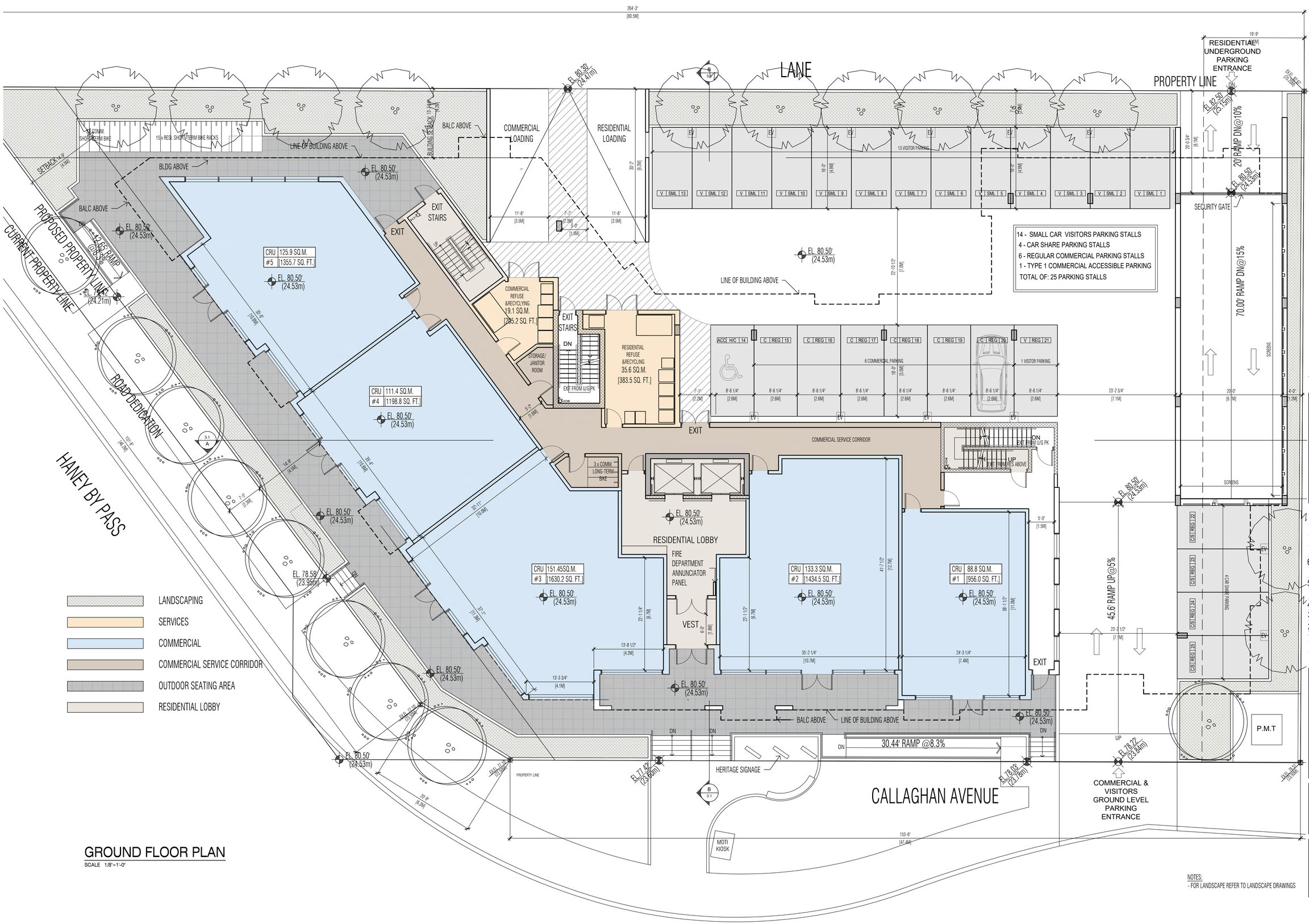

GROUND FLOOR PLAN
SCALE 1/8"=1'-0"

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2026-02-24

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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"

N

drawing no.:
A1.03

NOTES:
- FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

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"

NOTES:
- FOR LANDSCAPE REFER TO LANDSCAPE DRAWINGS

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1.	Mar. 5th, 2020	Issued for Rezoning

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

16 UNITS:

- 3 BEDROOM + DEN= 1
- 2 BEDROOM + DEN= 5
- 2 BEDROOM= 2
- 1 BEDROOM + DEN= 4
- 1 BEDROOM= 4
- CIRCULATION

3RD AND 4TH FLOOR PLAN

SCALE 1/8"=1'-0"

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revisions

project title:
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MAPLE RIDGE, BC

drawing title:
3RD- 4TH FLOOR PLAN

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

N

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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revisions

project title:
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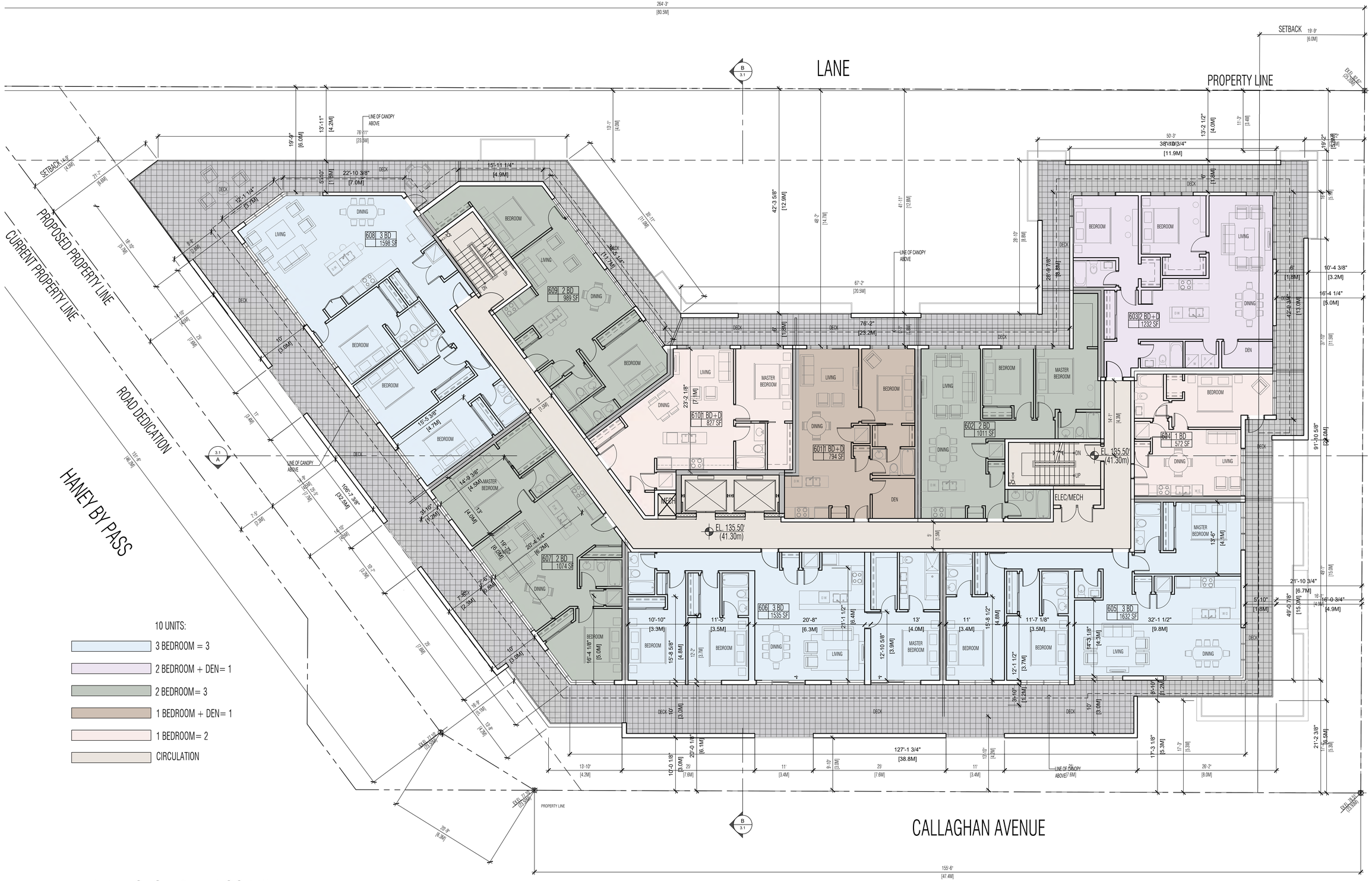
drawing title:
5TH FLOOR PLAN

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

N

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

drawing title:
PENTHOUSE
6TH FLOOR PLAN

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

N

drawing no.:
A1.07

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

drawing title:
ROOF TOP OUTDOOR AMENITY PLAN

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

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drawing no.:
A1.08

ROOF TOP OUTDOOR AMENITY PLAN
SCALE 1/8"=1'-0"

NOTES:
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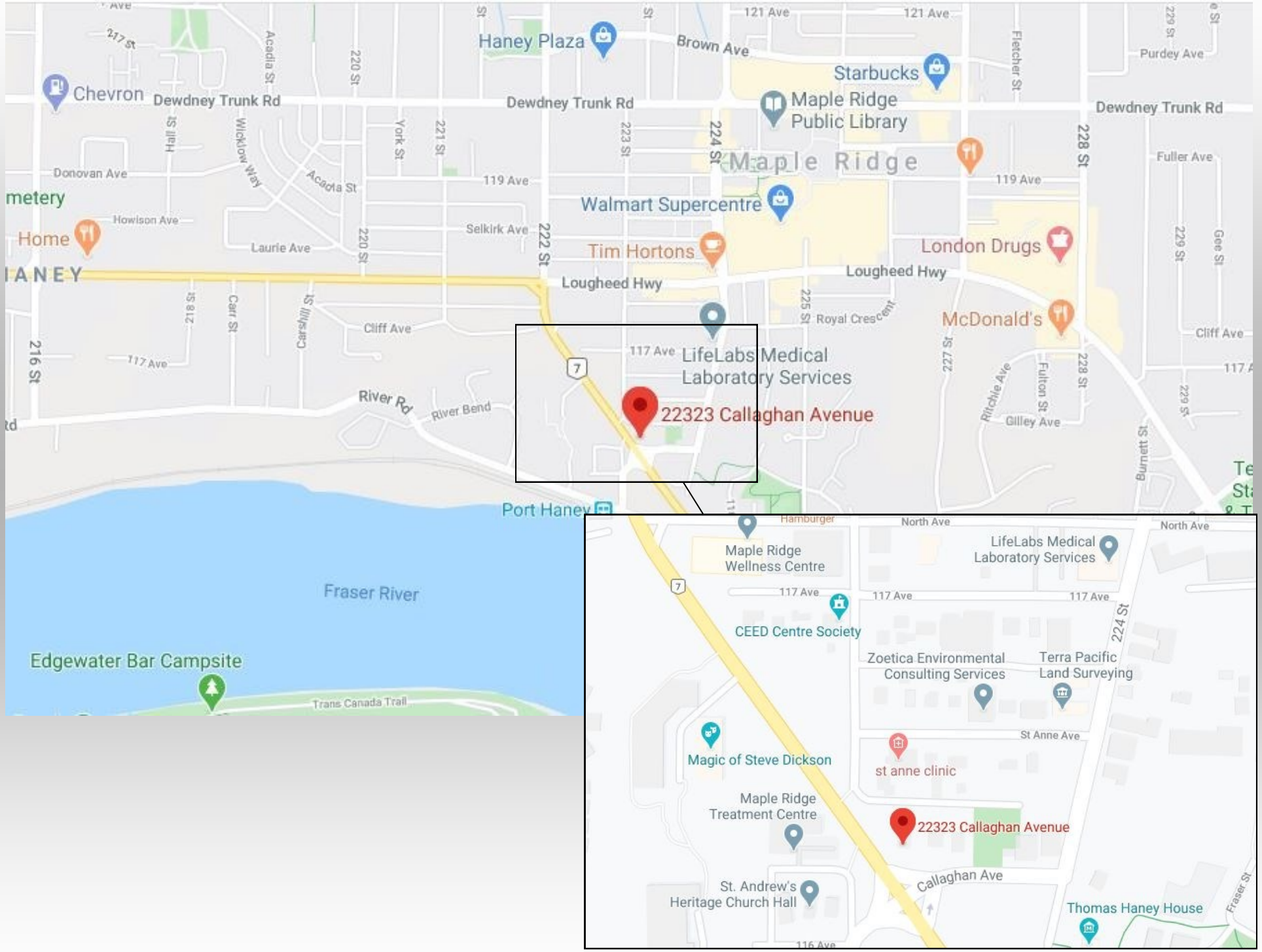

Haney Plaza
Brown Ave
121 Ave
Starbucks
Purdey Ave
Chevron
Dewdney Trunk Rd
Maple Ridge Public Library
Maple Ridge
Fuller Ave
Donovan Ave
119 Ave
Walmart Supercentre
Howison Ave
Selkirk Ave
Home
Laurie Ave
Tim Hortons
London Drugs
Lougheed Hwy
Royal Crescent
McDonald's
Cliff Ave
117 Ave
LifeLabs Medical Laboratory Services
22323 Callaghan Avenue
River Rd
River Bend
Gilley Ave
Port Haney
Fraser River
Edgewater Bar Campsite
Trans Canada Trail
Hamburger
North Ave
Maple Ridge Wellness Centre
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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
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Callaghan Ave
St. Andrew's Heritage Church Hall
Thomas Haney House