



9975  
272ND STREET

Maple Ridge, BC

 SINGLE TENANT NNN INVESTMENT

**SITINGS REALTY LTD.**

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

# PROJECT SUMMARY

The buyer had the rare opportunity to acquire a unique, income generating property with rental growth, and future re-development potential. The site is located in the Whonnock neighbourhood of East Maple Ridge, 15 minutes from Downtown Maple Ridge and 15 minutes from Downtown Mission.

# INVESTMENTS HIGHLIGHTS



Carefree net lease with rent growth of 37.5% over initial term



Single Tenant freestanding building with low site coverage provides opportunity for future development



One of the only sites designated commercial in OCP for East Maple Ridge



Plans in place for major capital investment in building by existing tenant



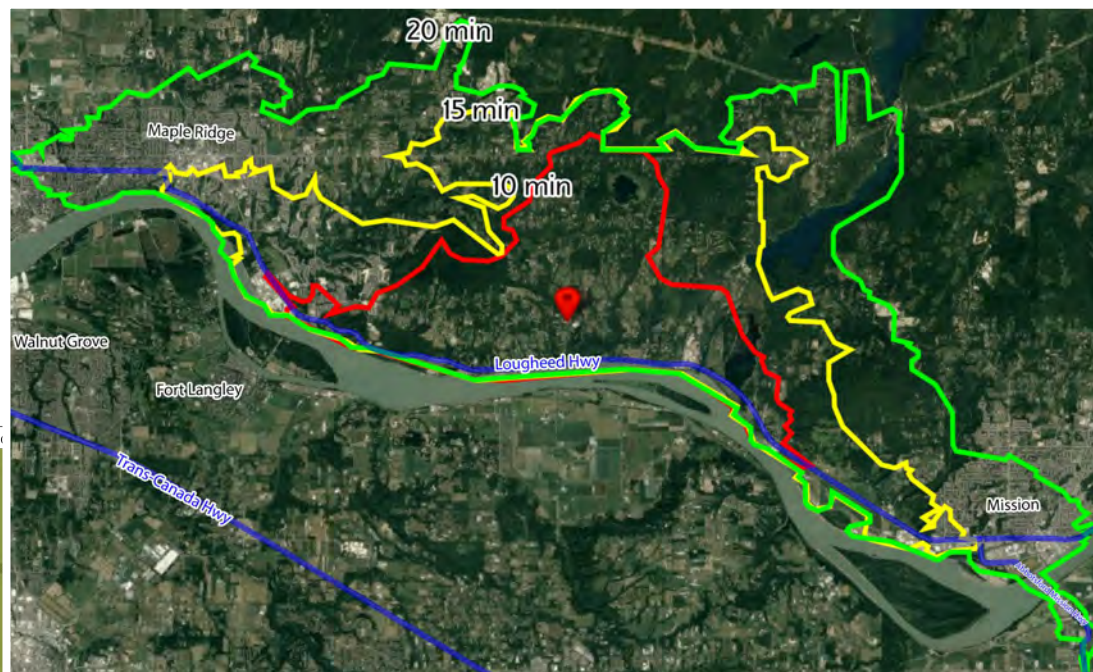
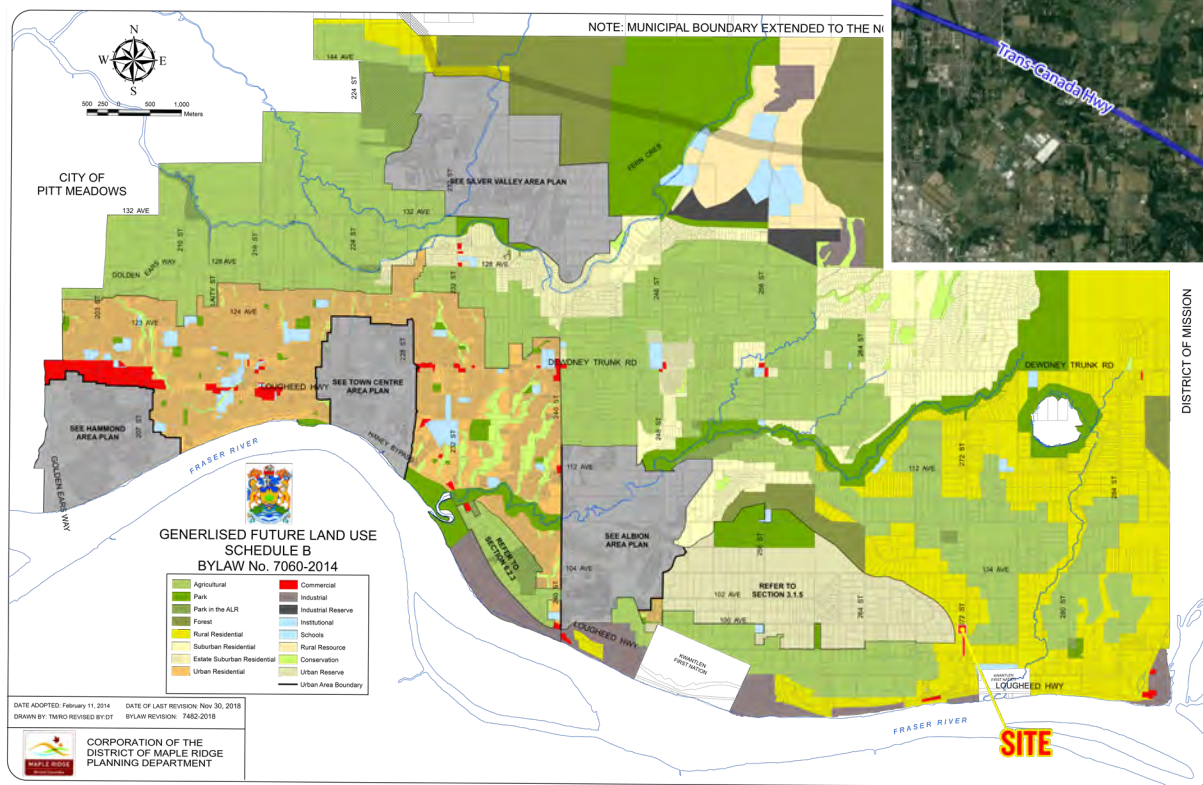
15 MINS FROM DOWNTOWN MAPLE RIDGE

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# LOCATION SUMMARY

# CONTEXT MAP

## MAPLE RIDGE OCP MAP



# SALIENT FACTS

⚡ Price: \$6,250,000

⚡ Lease Information:

- Long term triple net lease in place with solid rental growth
- Tenant is a government funded non-profit childcare operator
- Lease details available upon receipt of signed Confidentiality Agreement

⚡ Legal Discription:

LOT 28 EXCEPT PLAN LMP48331, SECTION 6 TOWNSHIP 15  
NEW WESTMINSTER DISTRICT PLAN 56042  
PID: 005-400-295

⚡ Property Information:

- Lot Size: 174,240 SF (BC Assessment)
- Sloped site provides mountain views to the east
- Improved with 13,871 SF institutional building
- Existing fenced playground area of approximately 5,700 SF
- Building constructed in 1965 & renovated in 1977, with additional renovations done as recently as 2010
- Parking: 89 Stalls & Loading Bay
- Property Services: Well & Septic Field
- Heating/Cooling: Roof-top HVAC Units
- Windows/Doors: Commercial Grade Double Paned Glass Units

⚡ Property Taxes (2021): \$34,685

⚡ Zoning Permitted Uses:

Business Services, Professional Services, Assembly Use,  
Place of Worship, Accessory Uses: Kindergarten, Nursery  
Schools, and Day Nurseries

⚡ Other Information:

Lease and property reports available upon signing of a  
CA and interested parties are advised to make their own  
inquiries at the City of Maple Ridge regarding any future  
development of this site.

→ Confidentiality Agreement

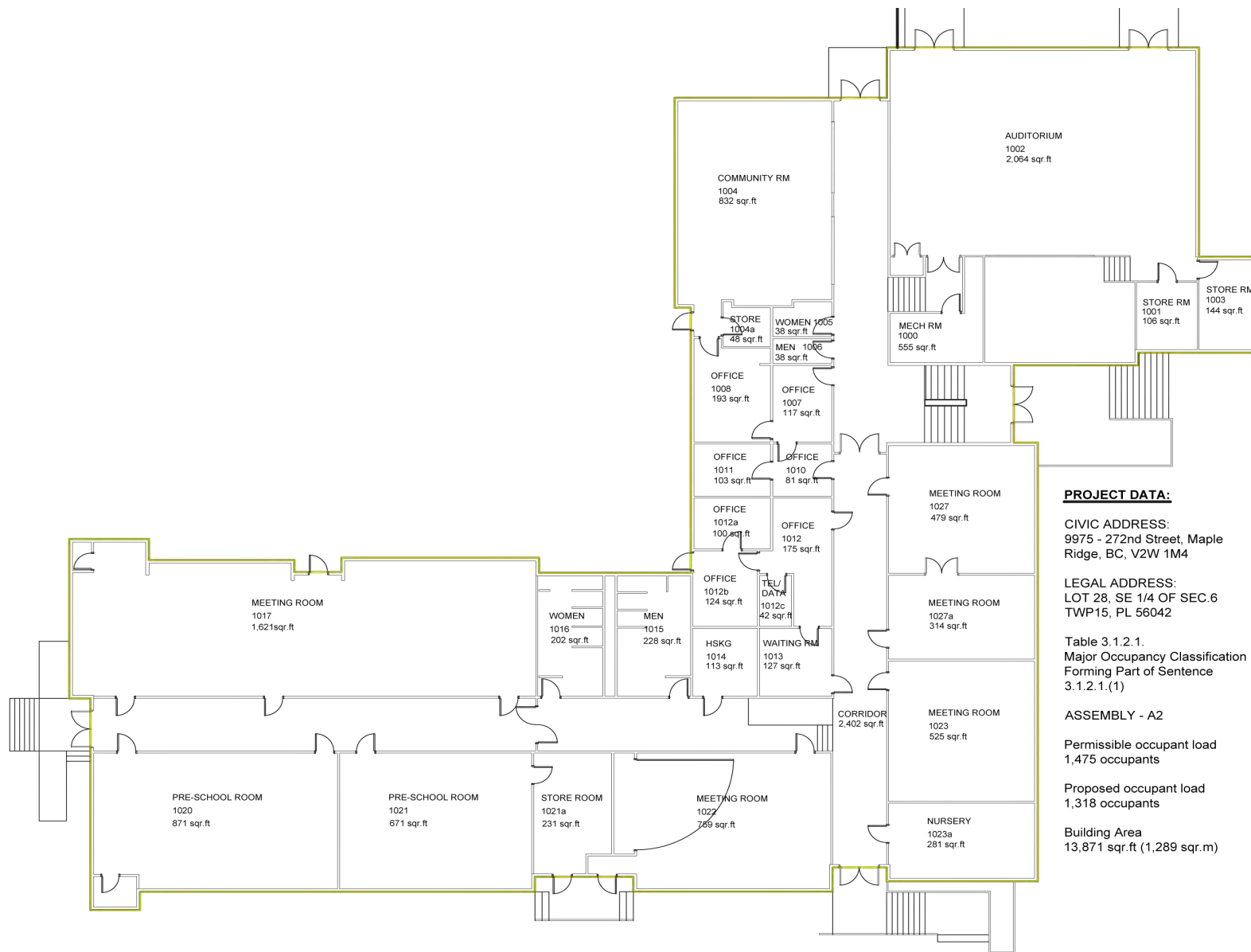
**NICK FISHER**

Personal Real Estate Corporation  
Sitings Realty Ltd

604.628.2581

nick@sitings.ca

# FLOOR PLAN



**PROJECT DATA:**

**CIVIC ADDRESS:**  
9975 - 272nd Street, Maple Ridge, BC, V2W 1M4

**LEGAL ADDRESS:**  
LOT 28, SE 1/4 OF SEC.6 TWP15, PL 56042

Table 3.1.2.1.  
Major Occupancy Classification Forming Part of Sentence 3.1.2.1.(1)

**ASSEMBLY - A2**

Permissible occupant load  
1,475 occupants

Proposed occupant load  
1,318 occupants

Building Area  
13,871 sq. ft. (1,289 sq. m)

# PHOTOS



# PHOTOS



Main Entrance



Existing Fenced Play Area & Playing Field



Lower Parking Lot