



**20718
LOUGHEED HWY**

Maple Ridge, BC

INVESTMENT OPPORTUNITY

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

PROJECT SUMMARY:

Located in the western commercial node of Maple Ridge, the subject property at 20718 Lougheed Hwy is a well-positioned, fully-tenanted, 11,174 SF corner lot on a signalized intersection with excellent exposure. The city is currently in the final stages of their strategic plan for the Lougheed Transit corridor, which includes the subject property, and anticipate adoption of this new area plan by Fall/winter 2022. The Lougheed Transit Corridor area plan is anticipated to support higher density/mixed-use redevelopment. The subject Property offered a great opportunity for the buyer to acquire a value-add property with future upside and future redevelopment potential.

INVESTMENTS HIGHLIGHTS:

- High Exposure building on hard corner of Lougheed and 207th with traffic light .
- Fully leased building providing holding income with future upside potential in rent (current rent below market) and re-development.
- 11,174 SF lot with approx. 110 ft frontage along Lougheed Hwy.
- Located in one of the fastest growing regions in Metro Vancouver.

SALIENT FACTS

- ✚ Civic Address: 20718 Lougheed Hwy, Maple Ridge, BC
- ✚ Legal Address: Lot 6, except part on SRW Plan 43436 District Lot 250 Group 1 New Westminster District Plan 8735 PID: 000-928-704
- ✚ Building Area: 3,985 SF, single storey retail
- ✚ Zoning/OCP: CS-1/Lougheed Transitor Corridor Mixed-Use
- ✚ Site Area: 11,174 SF (approx. 110' x 100')
- ✚ Tenancy: Fully leased (7-Eleven and Coast-to-Coast Video)
- ✚ 2021 Property Tax: \$24,436.80
- ✚ Year built: 1985



FOR SALE

TENANTS



CONTACTS

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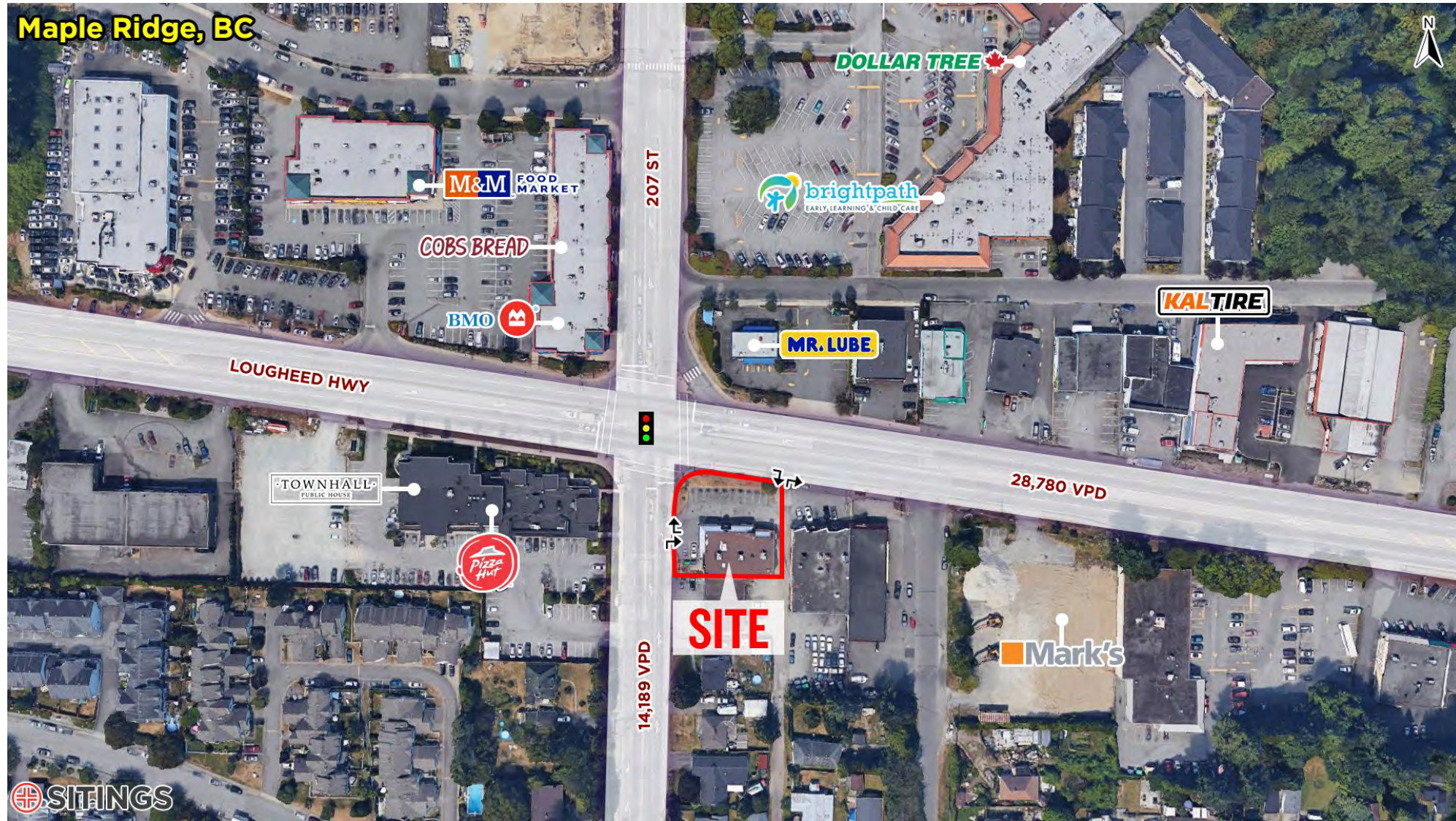
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AREA TENANTS



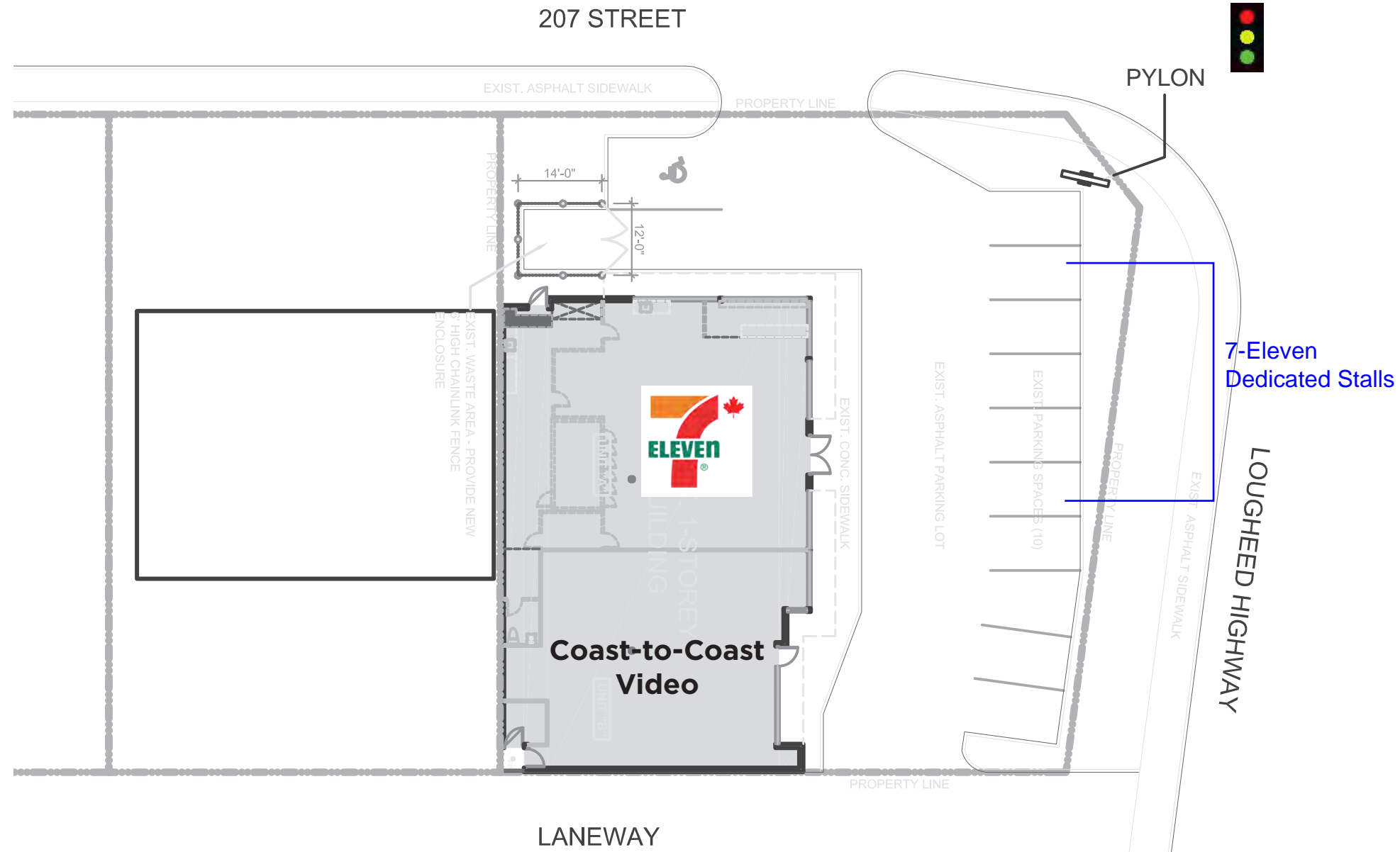
AERIAL



PHOTOS



SITE PLAN



SITE PLAN



AREA OVERVIEW

Maple Ridge is one of the fastest growing regions in Metro Vancouver. Over the past five years, the population has grown by over 10.6%, to exceed 90,000 residents. Buyers are drawn by the combination of affordable real estate for family sized homes, and stable employment.

Located in the western commercial node of Maple Ridge, the subject property at 20718 Lougheed Hwy is well positioned on a signalized intersection with excellent exposure. The city is currently updating and reviewing their Strategic Transportation Plan and OCP for the areas along the city's major transportation corridors, which includes the subject property.

Retail vacancy in Maple Ridge, and this node in particular is extremely low, creating substantial upward pressure on market rents. This site has excellent retail attributes, commanding rents on the higher end of market for better fast food and service tenancies.

The subject Property presents a rare opportunity for investors looking to acquire a value-add property with future rent upside and future redevelopment potential as Maple Ridge evolves its OCP.



DEMOGRAPHICS

	5 MIN	10 MIN	CMA
2021 Population	33,296	78,400	91,475
2021 Daytime Population	31,903	66,159	70,934
2021 Average HH Income	\$114,962	\$113,041	\$123,058
2021 Median Age	42.2	42.3	41.1



ZONING/OCP INFORMATION

CURRENT CS-1 ZONING - SERVICE COMMERCIAL

PURPOSE

This Zone provides for Commercial Uses oriented to the motoring public.

PERMITTED USES

- Assembly, limited to public transportation depots, private Schools, and cinemas;
- Big Box Retail;
- Business Services, excluding Consulting Services;
- Cannabis Retail;
- Car Wash;
- Convenience Store;
- Drive-Through;
- Funeral Services;
- Highway Commercial;
- Indoor Commercial Recreation;
- Licensee Retail Store;
- Light Industrial, to a maximum of 279.0 square metres Gross Floor Area;
- Liquor Primary Establishment;

- Outdoor Commercial Recreation;
- Personal Repair Services;
- Personal Services;
- Place of Worship;
- Professional Services:
 - (i) limited to veterinarians, architects, engineering and surveying Offices, and drop-in medical clinics;
- Refund Container Recycling Depot;
- Research Testing Laboratory;
- Restaurant;
- Service Station;
- Tourist Accomodation.

 [LINK TO ZONING BYLAW](#)

OCP/ DRAFT REZONING - C-7 LOUGHEED TRANSIT CORRIDOR HIGH DENSITY MIXED-USE

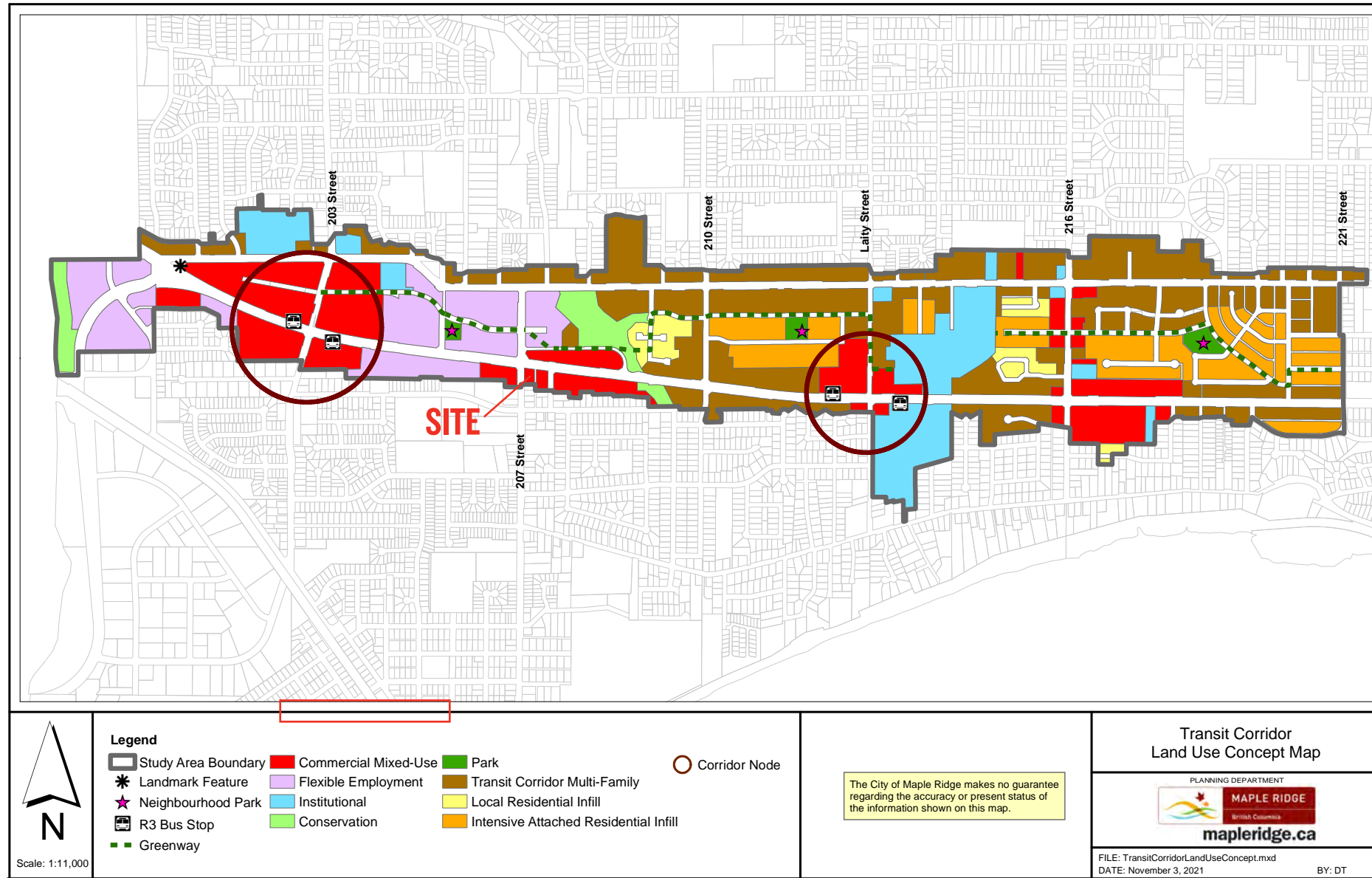
The subject property is located in the evolving "Lougheed Transit Corridor Area Plan". Mayor and council are in the final stages of preparing new land use plans for this corridor that will help guide both development, & transportation – anticipated adoption is fall/winter 2022. The proposed draft zoning (C-7 Lougheed Transit Corridor High Density Mixed Use) indicates consideration/support for:

- FSR density up to a 4.0 FSR (subject to development requirements)
- multi-story/ mixed-use commercial with retail at grade and residential above

[Link to additional information here](#)

[Link to Draft C-7 Zoning here](#)

PROPOSED LAND USE MAP - LOUGHEED TRANSIT CORRIDOR



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