

# FOR SALE RESTAURANT & PROPERTY

22352 Lougheed Hwy | Maple Ridge Downtown



## KEY HIGHLIGHTS

High traffic area in downtown Maple Ridge

Across from Haney Place Mall & Walmart

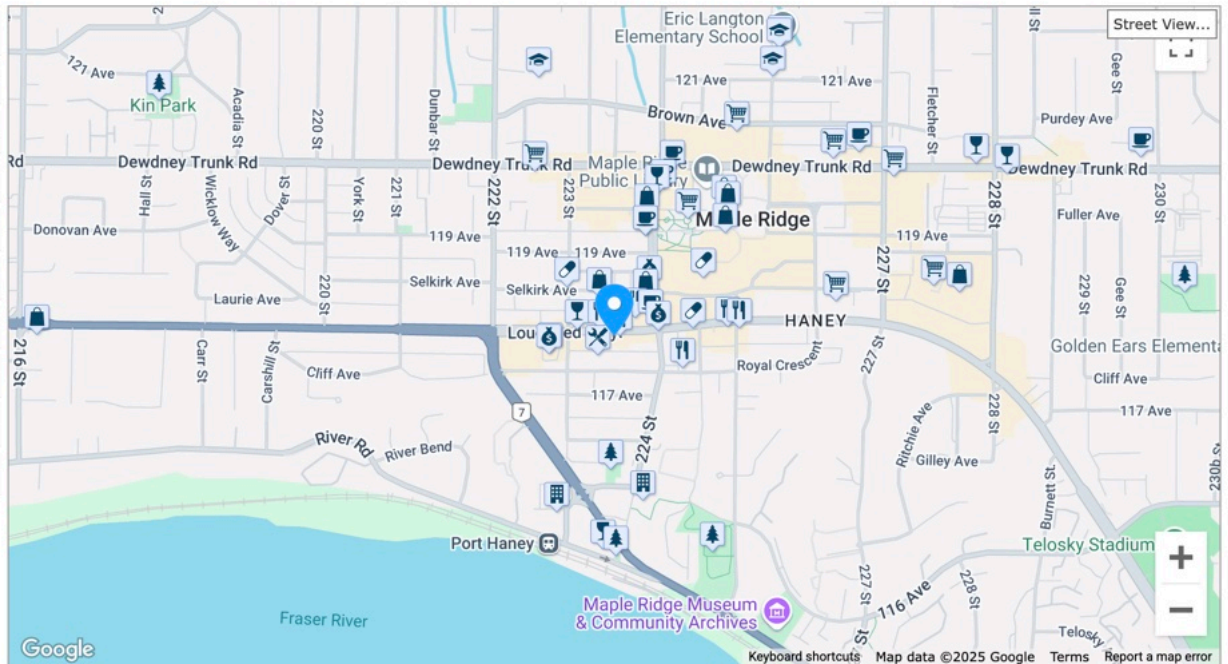
Rarely available restaurant business with property sold together

Income property with 2 other tenants

Potential redevelopment to rezone for higher density

## What's Nearby

<b>Restaurants:</b>	
Soprano's Pizza	.03km
<b>Coffee:</b>	
Tim Hortons	.08km
<b>Bars:</b>	
The Wolf Bar	.1km
<b>Groceries:</b>	
Haney Farmers Market	.3km
<b>Parks:</b>	
Callaghan Park	.3km
<b>Schools:</b>	
School District No 42	.7km
<b>Shopping:</b>	
Vape Street Maple Ridge BC	.1km
<b>Entertainment:</b>	
Thomas Haney House	.4km
<b>Errands:</b>	
Guardian and I.D.A. Pharmacies	.06km
<b>Search Nearby:</b>	





**LOCATION**

22352 Lougheed Hwy, Maple Ridge

**PID**

005-692-563

**LEGAL DESCRIPTION**

LOT 48, PLAN NWP2899, DISTRICT LOT 398, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PORTION W 1/2 OF, EXCEPT PLAN 4754

**ZONING**

Current: C-3 Town Centre  
Potential: TCCOM Town Centre Area Plan

**LOT SIZE**

3423 sq.ft

**BUILDING SIZE**

Main	2,200 sq.ft
Basement	2,200 sq.ft
TOTAL	4,400 sq.ft

**PROPERTY TAX**

\$19,279 Year 2024

**THE PROPERTY**

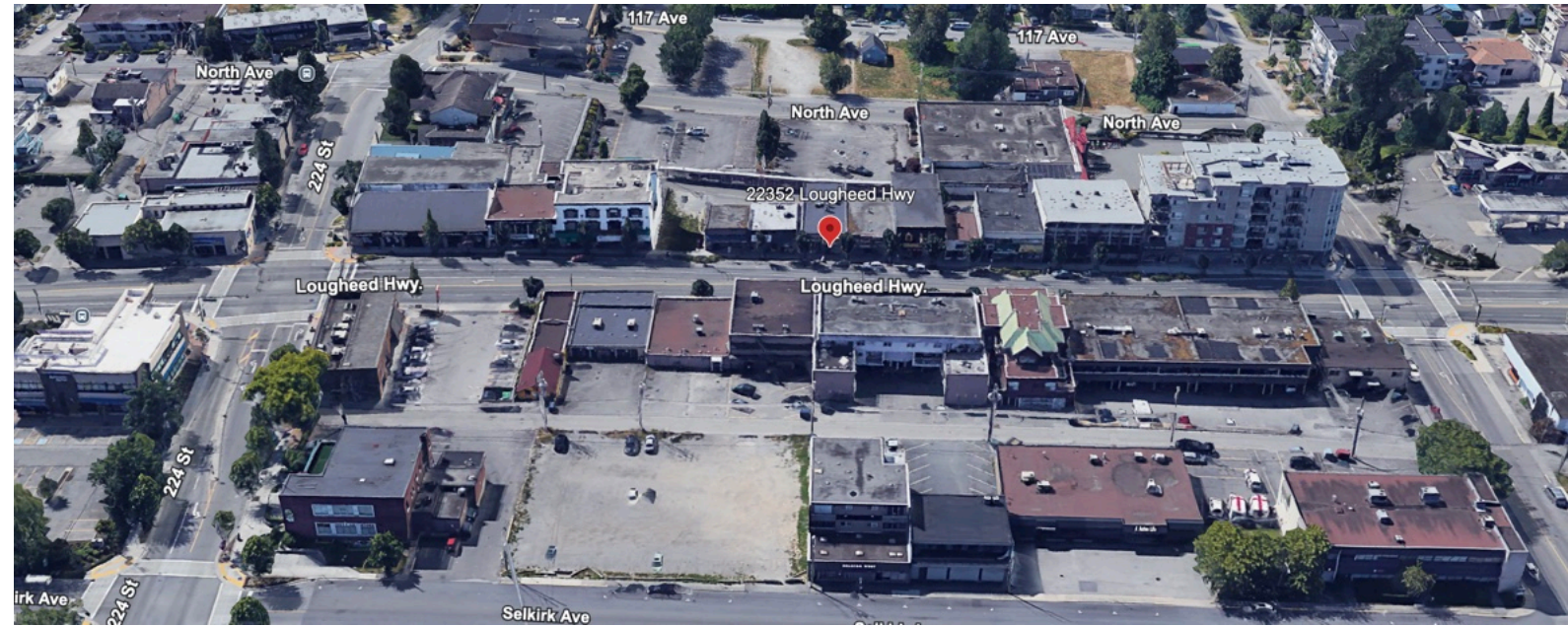
Restaurant Business & Property For Sale

Free standing commercial property, located in high traffic area in Downtown Maple Ridge. Across the street from Haney Place Mall.

Other property income from two other tenants.

Potential development to higher density OCP Maple Ridge

**PRICE \$2.5 MILLION**



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