


**ACTIVE**  
**C8034370**  
**Board: V**  
 Multi-Family Commercial

**22364 DEWDNEY TRUNK ROAD**  
 Maple Ridge  
 West Central  
 V2X 3J2

**\$1,700,000 (LP)**  
 (SP)  
 (LR sq. ft. p/a) 



Rents are below market value. Mixed use building. Four one bedroom units on upper level. 3 retail units on ground level. Salon occupies 1 unit and Restaurant occupies the other 2 units. FIRST SHOWINGS WILL BE THURSDAY OCT 1ST @ 4PM. OFFERS IF ANY TO BE IN BY MONDAY OCT 5TH BY 5PM. \*\*MASK AND GLOVES MUST BE WORN\*\*

**P.I.D.:** 010-890-980  
**Property Type:** Multi-Family Commercial  
**Zoning/Land Use:** C3  
**Land Sz SF/Acres:** 5,950 / 0.00  
**Brochure:**

**Prop. Tax/Year:** \$15,964.53 / 2019  
**Width / Depth:** 49.50 /  
**Transaction Type:** For Sale  
**Sale Type:** Asset

**Virtual Tour:**

#### Property Details

**Interest In Land:** Freehold  
**Environmental Assessment Phase:** None  
**Occupancy:** Tenant  
**Seller's Rights Reserved:**  
**Amenities:**

**Site Services:**

#### General Building Details

**Subj. Space SqFt:** 5,164  
**Year Built:** 1983  
**Complex Name:**  
**# of Buildings:**  
**# of Loading Doors:**  
**Parking Spaces:** 10  
**Roof:** Other  
**HVAC:** Baseboard, Electric  
**Building Type:** Mixed Use  
**Construction Type:** Concrete Block, Wood Frame

**Width / Depth:** /  
**# of Storeys:** 2  
**# of Grade Doors:**  
**# of Elevators:**

**Restrictions:**

**Office Area Sq Ft:**  
**Retail Area Sq Ft:** 1,989  
**Warehouse Area Sq Ft:**

**Mezzanine Area Sq Ft:**  
**Other Area Sq Ft:** 3,175

#### Lease Details

**Leased Rate Sq. Foot:**  
**Leased Size Sq. Foot:**  
**Lease Type:**

**Lease Op Cost SqFt:**  
**Additional Rent/SF:**  
**Lease Term (Months):**  
**Lease Expiry Date:**

**Lease SubLease:**  
**Tot. Spce Avail for Lse:**  
**Subj. Unit Cont. Spce:**

**Firm:** Sutton Centre Realty

