



FOR SALE

22348 North Avenue,
Maple Ridge



For more information, please contact

Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com

Wayne Tullis 604.868.5388
Realtor
E wayne@tullisrealty.com
W tullisrealty.com



E&O.E. this communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

FOR SALE

Executive Summary

OPPORTUNITY

Opportunity to Purchase brand new retail units in phase one of this mixed use, multi phase development by Falcon Homes. Phase one consists of 6 retail units with 67 residential units with an additional 3 buildings contemplated in future phasing. Conveniently located in Maple Ridge within close proximity to the downtown core.

LOCATION

The subject property is centrally located in Maple Ridge with easy access to major Highways public transit and the West Coast Express.

DETAILS

Sale Price:	\$ 900.00 psf
Strata Fees:	\$ 400 per month per unit (est.)
Parking:	25 Commercial stalls plus shared use of 8 visitor stalls
Zoning:	C-3 Commercial
Completion:	Available for Buyer's Improvements Now

AVAILABILITY

Unit 1 - 1,480 sf - **SOLD**

Unit 2 - 1,358 sf - **SOLD**

Unit 3 - 1,193 sf - **SOLD**

Unit 4 - 1,345 sf - \$1,198,800.00

Unit 5 - 1,291 sf - \$1,161,000.00

Unit 6 - 1,336 sf - \$1,192,500.00

* all sizes are subject to change



For more information, please contact

Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com

Wayne Tullis 604.868.5388
Realtor
E wayne@tullisrealty.com
W tullisrealty.com


Macdonald
Realty



E& O.E. this communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdrawl without notice.

FOR SALE



For more information, please contact

Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com

Wayne Tullis 604.868.5388
Realtor
E wayne@tullisrealty.com
W tullisrealty.com


Macdonald
Realty


FALCON
HOMES

E & O.E. this communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdraw without notice.

FOR SALE



For more information, please contact

Derek Tullis 604.831.7140
Personal Real Estate Corporation
E derek@tullisrealty.com
W tullisrealty.com

Wayne Tullis 604.868.5388
Realtor
E wayne@tullisrealty.com
W tullisrealty.com



E & O.E. this communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdrawl without notice.