



ROCK RIDGE APARTMENTS

FOR SALE

11779 BURNETT STREET
MAPLE RIDGE, BC



Rarely Available New Purpose-Built Rental Investment in the Heart of Maple Ridge

The Offering

Cushman & Wakefield is pleased to present for sale Rock Ridge Apartments, a newly constructed 64-unit purpose-built rental apartment building located at 11779 Burnett Street in the heart of Maple Ridge, British Columbia (the "Property"). Strategically situated just steps from Dewdney Trunk Road and Haney Place Mall, the property offers residents convenient access to a full range of shopping, services, restaurants, and community amenities, all within walking distance.

Rock Ridge Apartments is also located within a drive of downtown Maple Ridge, the West Coast Express Station, and within walking distance of multiple major transit routes, offering direct connectivity to Pitt Meadows, Coquitlam, and Downtown Vancouver. The property benefits from Maple Ridge's ongoing urban growth and revitalization, including significant residential and commercial development throughout the City Centre.

This thoughtfully designed rental building features condominium-quality construction and finishes, and offers an attractive suite mix suitable for a wide range of tenants, including singles, couples, small families, and downsizers. The modern unit layouts include a mix of studios, one-bedrooms and two-bedrooms layouts, featuring private balconies.

With construction nearing completion, Rock Ridge presents a compelling opportunity for investors to acquire a brand new rental asset in a high-demand suburban market. The property is expected to stabilize quickly upon completion, offering near-term income and long-term upside as the Maple Ridge rental market continues to grow. Attractive assumable financing may also be available, subject to lender approval.

With its central location, quality construction, growing local demographics, and strong rental fundamentals, Rock Ridge Apartments represents one of the most appealing new multifamily offerings currently available in the Fraser Valley region.





11779 BURNETT STREET MAPLE RIDGE, BC



Project Overview

Address	11779 Burnett Street, Maple Ridge, BC
Estimated Completion Date	Q4 2025
Land Size	26,572 sq.ft. (0.61 acres)
Building Height	5 Storeys
Number of Suites	64 suites
Projected Residential Average Monthly Rent	\$2,171 \$3.30 psf
Total Parking Stalls	73 stalls
Bike Lockers	25 stalls
Bare Trust	Held in a Bare Trust
Financing	CMHC MLI Select – Assumable Financing Total Loan Amount: \$23,549,881.25 Ceiling Interest Rate: 4.15% Term: 10 Years Amortization: 50 Years
Projected Year 1 Stabilized NOI	\$1,220,156
List Price	Contact Listing Agents



Investment Highlights



Modern Construction

Rock Ridge Apartments delivers condo-quality finishes and efficient design, built to Step Code 3 standards for long-term energy performance, acoustic separation, and tenant comfort.



Market-Aligned Suite Mix

The building offers a well-balanced mix of one and two-bedroom units, many featuring flex space and private balconies or patios—appealing to singles, couples, downsizers, and small families.



Nearing Occupancy – Q4 2025

Construction is approaching completion, with delivery of 64 purpose-built rental units expected by Q4 2025. The project is ideally timed to meet strong market demand and limited new supply in Maple Ridge.



Strong Rental Upside

With projected average rents of \$3.30 PSF, Rock Ridge presents investors with significant first-generation lease-up potential and strong long-term growth as rents continue to rise in the Fraser Valley region.



Favourable CMHC Financing

Assumable CMHC-insured take-out financing expected at a 4.15% ceiling rate, offering investors access to stable long-term debt in an environment of tightening yield spreads.



Connected Central Location

Ideally positioned in the heart of Maple Ridge's town centre, the property is steps from Valley Fair Mall, providing immediate access to grocery, medical, retail, and daily services. Port Haney Station (West Coast Express) is a short walk away, offering a direct 55-minute connection to Downtown Vancouver. Easy vehicle access to Lougheed Highway ensures seamless commuting to Coquitlam, Burnaby, and Metro Vancouver. The surrounding area is rapidly transforming with new residential and commercial development, supporting long-term tenant demand and value growth.



Low Vacancy Rate in Maple Ridge

Based on the latest CMHC data, Maple Ridge reports a vacancy rate of just 0.8%, reflecting exceptionally tight rental market conditions. This low vacancy environment supports strong tenant demand, minimizes downtime during lease-up, and enhances income stability for investors.



Demographics

City of Maple Ridge

105,167

Estimated
Population

117,145 (+11.4%)

Projected
Population (2029)

39.7 Years

Median
Age

\$ 138,380

Average
Household Income

\$ 165,068

Projected Household
Income (2029)

78.5%

Owned
Dwellings





Building & Suite Features

Suite Features

- 9-foot ceiling heights throughout all residential suites
- Durable laminate flooring in main living areas, tile flooring in washrooms, and carpeted corridors
- Frigidaire stainless steel appliance packages with quartz counter tops and Delta plumbing fixtures
- Two-tone cabinetry with soft-close features and custom mill work in all closets
- A/C rough-in included in every suite
- Each unit is sub-metered for improved utility efficiency
- Distinctive entry design featuring special moulding and designer paint finishes

Building Features & Amenities

- Open outdoor space for resident enjoyment
- Laundry room conveniently located on each floor
- Indoor amenity space for gatherings and community use
- Professionally landscaped grounds
- Quality construction with attention to acoustics and energy efficiency
- One level of underground parking

Suite Mix

Each unit includes it's own private patio

Unit Type	No. of Suites	Avg. Rent per Month	Avg. Sq. Ft.	Avg. Rent per Sq. Ft.
Studio	1	\$1,500	398 Sq. Ft.	\$3.77
1 Bed	31	\$2,081	620 Sq. Ft.	\$3.36
1 Bed + Flex	28	\$2,206	666 Sq. Ft.	\$3.31
2 Bed	4	\$2,800	952 Sq. Ft.	\$2.94
Total	64	\$2,171	658 Sq. Ft.	\$3.30

Location Overview

Rock Ridge Apartments is ideally located in the heart of Maple Ridge's rapidly evolving town centre, offering residents a vibrant, walkable lifestyle with convenient access to transit, retail, and essential services. Surrounded by established neighbourhoods and major urban amenities, the property sits at the core of one of the Fraser Valley's fastest-growing municipalities.

Strategically positioned just steps from Valley Fair Mall and Dewdney Trunk Road, the property offers direct access to a wide range of shops, restaurants, financial institutions, grocery stores, and medical services. The nearby Port Haney Station on the West Coast Express provides a 55-minute direct connection to Downtown Vancouver, making it an attractive option for commuters seeking suburban affordability with urban connectivity.

For vehicle access, Lougheed Highway is less than five minutes away, offering seamless routes to Coquitlam, Burnaby, Langley, and the broader Metro Vancouver region. This central location ensures residents enjoy excellent regional accessibility without sacrificing small-city charm.

Within a ten-minute radius, residents can access major national retailers such as Save-On-Foods, London Drugs, Walmart, Starbucks, and Winners, along with public amenities including Maple Ridge Leisure Centre, Memorial Peace Park, and multiple community centres. The area also offers access to elementary and secondary schools, medical clinics, and a growing network of trails, riverside parks, and green spaces—delivering a unique balance of convenience, recreation, and livability.

With robust population growth, limited new purpose-built rental supply, and ongoing public and private investment in infrastructure and housing, Maple Ridge continues to emerge as a dynamic rental market with long-term investment potential.



Haney Place Mall

Walmart

BIG BOX
Outlet
STORE

MISSION
THRIFT STORE

DOLLAR TREE

fraserhealth

PROSPERA
CREDIT UNION

Service
Canada

SUBWAY

WAREHOUSE
Wone

DOLLARAMA



Maple Ridge
Leisure
Centre



Maple Ridge
Public
Library



Bus
Exchange



Eric Langton
Elementary
School

ValleyFair Mall

save on foods

LONDON DRUGS

BCL

TD

Red Robin
GOURMET BURGERS AND BEWS

STARBUCKS
COFFEE



11779
**Burnett
Street**

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MAPLE RIDGE, BC



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