

# For Sale: 12005 238B Street, Maple Ridge

High-Potential Asset with In-Place Income and Future Redevelopment Upside



## CONTACT INFORMATION

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## THE OFFERING

Cushman & Wakefield ULC is pleased to present the opportunity to acquire a well-located, medical-oriented community commercial asset at 12005 238B Street, Maple Ridge, British Columbia.

Constructed in 2007, the property comprises 6,523 square feet of leasable area and is currently 83% occupied by a roster of medical and healthcare professionals. The tenancy benefits from steady demand driven by the surrounding, rapidly growing residential neighbourhood and its close proximity to Ridge Meadows Hospital.

The property is zoned C-2 (Community Commercial), permitting broad range of commercial, professional, and community-oriented uses, supporting long-term tenant demand and asset flexibility. It also provides stable in-place income with defensive characteristics, complemented by longer term redevelopment potential. This combination presents investors with an attractive opportunity to acquire a resilient income producing asset with future value enhancement potential within the expanding Fraser Valley market.

# INVESTMENT HIGHLIGHTS



## Medical-Focused Tenant Profile

Currently leased to medical and healthcare professionals, benefiting from consistent, needs-based demand generated by a growing residential population and proximity to Ridge Meadows Hospital.



## Stabilized Income with Upside

With 83% occupancy, the asset delivers stable in-place income, with near-term upside through the lease-up of remaining vacancy and continued rental growth within a supply-constrained medical market.



## Rental Growth through Triple Net Leasing Structure

Leases are structured on a triple net basis, providing rental growth potential while minimizing landlord exposure to operating expenses.



## Strategic Community Commercial Zoning (C-2)

Flexible C-2 zoning supports a broad range of commercial, professional, and community-oriented uses, enhancing tenant demand and long-term asset flexibility.



## Redevelopment Potential

Well-positioned for future redevelopment, offering a compelling long-term value-enhancement opportunity within a rapidly evolving Fraser Valley corridor.



## Professional Management in Place

Management fee of approximately 7.43% of annual base rent, supporting efficient day to day operations.



# PROPERTY SUMMARY

12005 238B Street, Maple Ridge	
<b>PIDs</b>	026-546-914
<b>Legal Description</b>	Lot B Section 21 Township 12 New Westminster District Plan BCP21769
<b>Leasable Area</b>	6,523 SF
<b>Year Built</b>	2007
<b>Zoning</b>	C-2 - Community Commercial
<b>Occupancy</b>	83% occupied
<b>Net Operating Income</b>	Contact Listing Agent*
<b>Asking Price</b>	Contact Listing Agent

\*Additional information is available upon receiving a signed Confidentiality Agreement.

# DEMOGRAPHICS

	1km	3km	Maple Ridge
<b>Population</b>	5,297	38,811	90,990
<b>Median Age</b>	39	42	41
<b>Average Household Income</b>	\$123,544	\$115,338	\$118,900
<b>Labour Force Participation</b>	65%	63%	63%

 **WALK SCORE**  
64

 **TRANSIT SCORE**  
41

 **BIKE SCORE**  
57



## LOCATION OVERVIEW

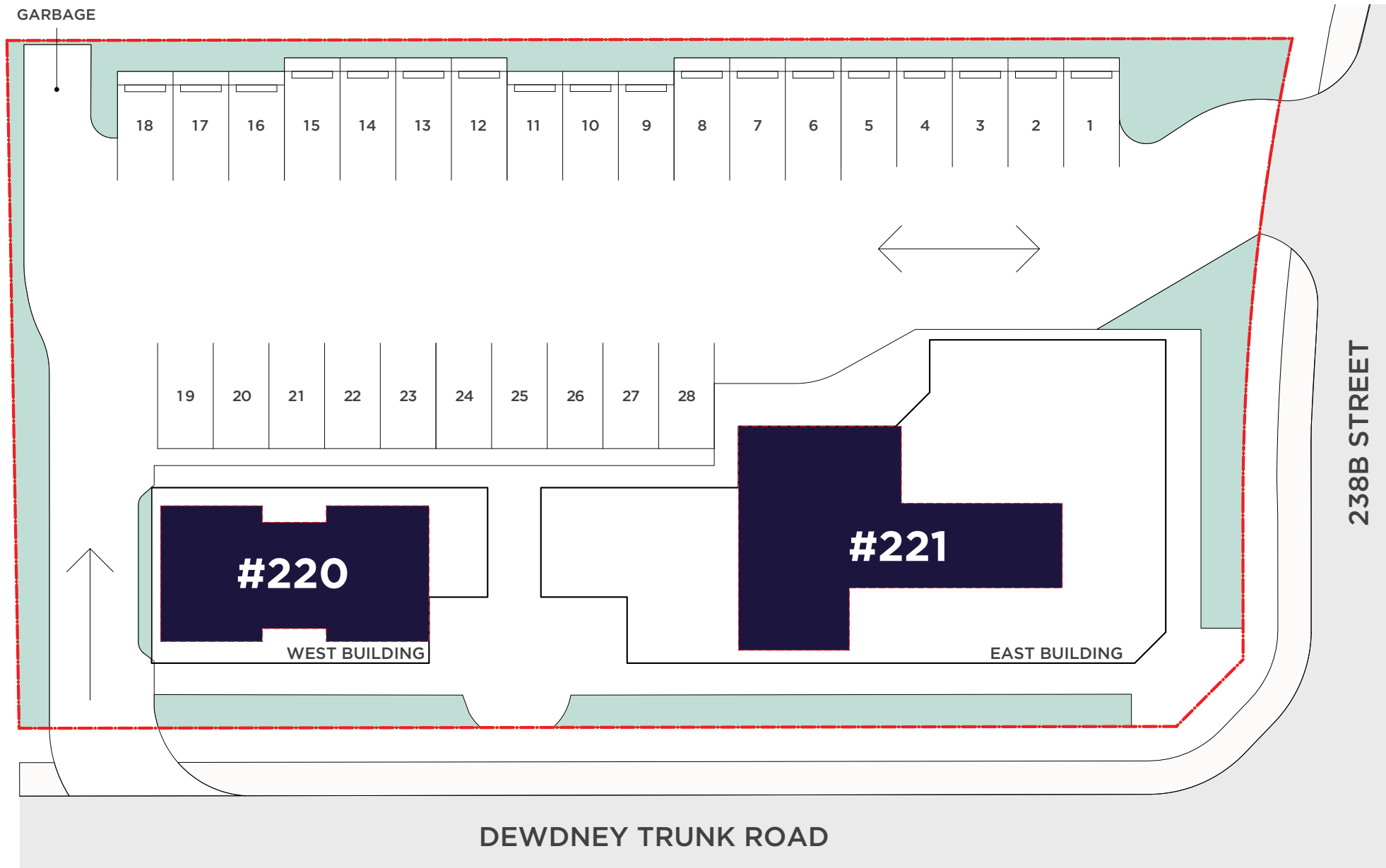
Located in the heart of Maple Ridge, the property benefits from a well-established and rapidly growing residential community, supporting strong demand for essential services, including healthcare.

The asset is situated in close proximity to Ridge Meadows Hospital, a key regional healthcare facility that anchors medical demand and supports a network of complementary providers.

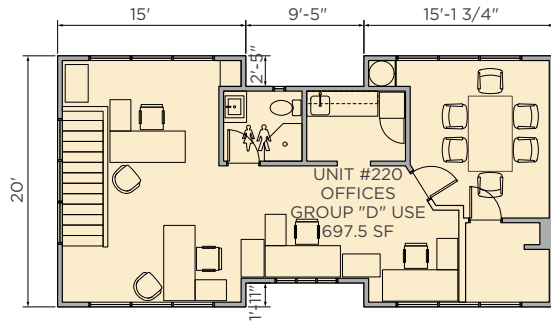
Convenient access to Lougheed Highway, Golden Ears Bridge, and West Coast Express, providing efficient connectivity to Vancouver, Surrey, Langley, and surrounding communities. Continued population growth and limited commercial supply position the area as an attractive market for long-term investment.



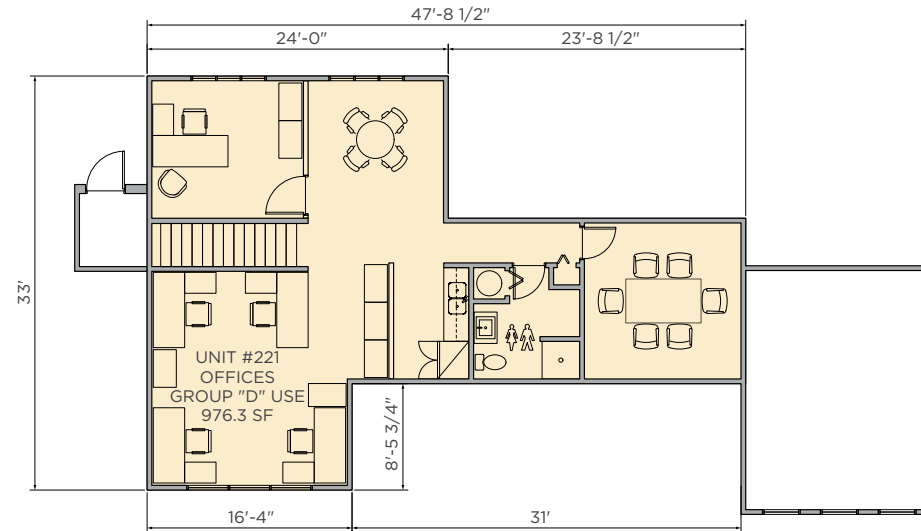
# PROPERTY LAYOUT PLAN



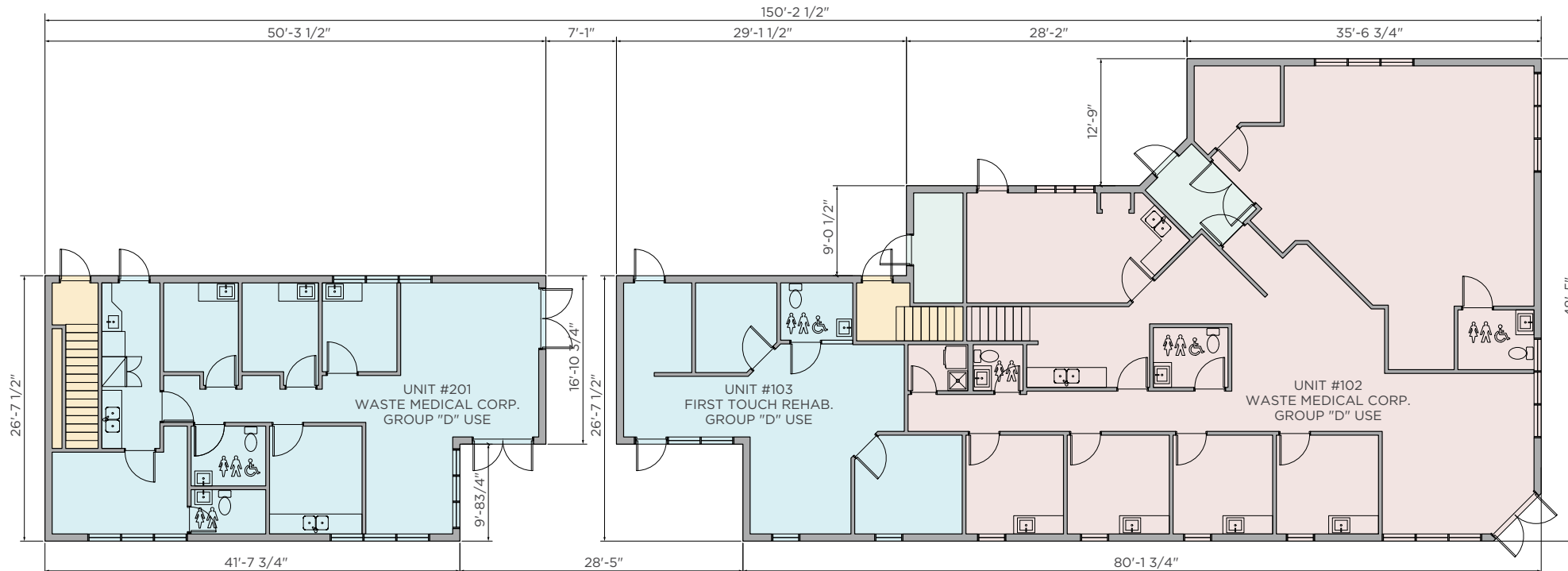
# FLOOR PLANS



#220 - SECOND FLOOR PLAN



#221 - SECOND FLOOR PLAN



#220 - GROUND FLOOR

#221 - GROUND FLOOR





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**FOR LEASE**  
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**FOR LEASE**  
Ground Floor - 1232 SF  
Second Floor - 812 SF  
Second Floor - 1108 SF  
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