

28568- 28588 Dewdney Trunk Road, Maple Ridge

\$4,888,000



Investors, Developers, Builders Alert! This is a very rare opportunity to own 2 unique acres - 1 residential and 1 commercial! Potential commercial uses include grocery store, gas station, restaurant. **CURRENT ZONING:** CS-2 (Service Station Commercial) and A-2 (Upland Agricultural). **PRINCIPAL USES:** CS-2 lot: car wash and service (gas) station A-2 lot: agricultural, cannabis commercial production, forest resources, and single detached residential. **ACCESSORY USES:** CS-2 lot: Convenience store, drive through, restaurant, vehicle repair, etc. A-2 lot: Agricultural employee, B&B, kennel, detached garden suite, etc. Endless Opportunities, positive cash flow property - only commercial property east of Maple Ridge on Dewdney, close to 3 destination lakes, high traffic area and a common film location.

KEY INFORMATION

MLS® R2684574

Residential Detached

Whonnock

3 Bedrooms

1 Bathroom

2,576 SF

FEATURES

Year Built: 9999

Listed By: eXp Realty (Branch)



Property Summary

Address 28568 and 28588 Dewdney Trunk Rd Maple Ridge, BC

PID 001-113-119 and 001-113-127

Legal description Lot 3 Plan NW117704

Section 16 Township 18 Land District 36 and

Lot 4 Plan NW117704 Section 16 Township 18 Land District 36

Site size 2 acres

Current zoning CS-2 (Service Station Commercial) and A-2 (Upland Agricultural)

Principal uses CS-2 lot: car wash and service (gas) station

A-2 lot: agricultural, cannabis commercial production, forest resources, and single detached residential

Accessory uses CS-2 lot: Convenience store, drive through, restaurant, vehicle repair, etc.

A-2 lot: Agricultural employee, bed and breakfast, commercial kennel, detached garden suite, etc.

Lot coverage Not exceeding 40% for CS-2 lot and 60% for A-2 lot

OCP Land Use Commercial for CS-2 lot and Rural Residential for A-2 lot

See Maple Ridge Zoning Bylaws for further details

Location Overview

Neighbourhood Rural, East

Commute Times

Maple Ridge City Center: 16 min

Mission City Center: 17 min

Peak Traffic Volume ~400 vehicles/hour

Population 47,832 within 5 km

Projected annual growth 2.4%

Median Age 39.5 years

Average household income \$119,894

Property Location

