

**22323, 22335, 22345 CALLAGHAN AVE,  
MAPLE RIDGE,  
73 APARTMENT UNITS MIXED USE DEVELOPMENT SITE FOR SALE**



- THE BLOCK OF LANE, HONEY BY PASS, AND CALLAGHAN AVE
- NEXT TO CALLAGHAN PARK
- 3 MINUTES WALK TO PORT HANEY STATION
- 10 MINUTES WALK TO HANEY PLACE MALL
- ADJACENCY TO BC HWY NO.7
- 1 MINUTE DRIVE TO LOUGHEED HWY

**FOR MORE INFORMATION CONTACT  
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## THE DETAILS



PROPOSED DEVELOPMENT AERIAL VIEW



B. SOUTHEAST VIEW FROM HANEY BYPASS



A. NORTHWEST VIEW FROM CALLAGHAN AVE.

## THE DETAILS

FLOOR LEVER	Studio (units)	1BD (units)	1BD+D (units)	2BD (units)	2BD+D (units)	3BD (units)	3BD+D (units)	TOTAOL UNITS PER FLOOR	TOTAL AREA PER FLOOR
GROUND	0	0	0	0	0	0	0	0	10,334.1 SF
L2	1	2	4	2	5	0	1	15	16,404.5 SF
L3	0	4	4	2	5	0	1	16	16,459.5 SF
L4	0	4	4	2	5	0	1	16	16,459.5 SF
L5	0	4	4	3	4	0	1	16	16,216.8 SF
L6	0	1	2	3	1	3	0	10	12,677.9 SF
Roof	0	0	0	0	0	0	0	0	858.0 SF
	1	15	18	12	20	3	4	73(TOTAL)	89,410.3 SF(TOTAL)

•PARKING:

Residential - 75 places

Residential Visitor - 15 places

Commercial - 9 places

Disability - 2 places

•BICYCLE STORAGE:

Residential - 47

Commercial - 6

•GROUND FLOOR:

7,055.8 SF commercial area (5 units), 2,293.8 SF commercial common area, and 984.5 SF residential common area.

•COMMON AREA:

L2 - L5 per floor with 1,541.0 SF, L6 with 1,413.5.0 SF.

•AMENITY:

805.7 SF on L2, and 5,245 SF outdoor on Roof



