

FOR SALE

LONDON
PACIFIC

MARINER'S WATCH

11682 224 STREET MAPLE RIDGE, BC



OPPORTUNITY OVERVIEW

London Pacific is pleased to present Mariner's Watch (the "Property"), a rare opportunity to acquire a well-maintained, purpose-built apartment building in the heart of Maple Ridge's rapidly evolving Town Centre.

Situated just steps from the commercial core, Mariner's Watch is a 21-unit rental apartment building ideally positioned within the Town Centre Area Plan, one of Metro Vancouver's fastest-transforming suburban urban centres. The Property occupies a 8,799 square foot site, designated Town Centre Apartment, offering investors secure existing income today while benefiting from long-term redevelopment potential as Maple Ridge continues to intensify its downtown core.

The Property has been professionally maintained and provides stable rental income generated from a desirable suite mix of sixteen 1-bedroom and five 2-bedroom apartments, of which twenty (20) have been fully renovated.

Investors have the opportunity to continue operating a proven income-producing asset while capturing future revenue growth through tenant turnover and ongoing rental optimization.

Maple Ridge continues to experience significant population growth driven by housing affordability relative to neighbouring municipalities, continued infrastructure investment, and increasing transit connectivity throughout the Fraser Valley. The Town Centre has become the municipality's primary focus for residential intensification, with continued public and private investment supporting higher density development, new commercial services, and improved public amenities. Mariner's Watch offers investors the increasingly rare combination of dependable cash flow, exceptional walkability, strong long-term land value appreciation, and future redevelopment potential within one of Metro Vancouver's emerging urban growth centres.



SALIENT FACTS

MARINER'S WATCH

ADDRESS

11682 224 St
Maple Ridge, BC

LEGAL DESCRIPTION

LOT A, PLAN NWP6689, DISTRICT LOT 398,
GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID

000-991-210

NEIGHBOURHOOD

Town Centre Area Plan

NCP DESIGNATION

Town Centre Apartment

FSR

Up To 3.0 FSR

21 UNITS

16 x 1 Bedroom
5 x 2 Bedroom

GROSS SITE AREA

8,799 SQFT

GROSS TAXES

\$32,918.74 (2025)

YEAR CONSTRUCTED

1973



INVESTMENT HIGHLIGHTS

- **STRONG EXISTING CASH FLOW**
21 purpose-built rental apartments providing immediate, stable income from a diversified suite mix.
- **EXCEPTIONAL WALKABILITY**
Minutes from shopping, restaurants, Haney Place Mall, recreation, parks, schools, and Port Haney Station.
- **TOWN CENTRE AREA PLAN**
Located within Maple Ridge's primary urban growth area, benefiting from long-term municipal intensification policies.
- **LONG-TERM VALUE CREATION**
Town Centre Apartment designation provides investors with both secure income and future redevelopment optionality.

CAPITAL UPGRADES

- **COMPLETE RENOVATIONS TO 20 OF 21 RENTAL UNITS**
- **NEW FENCING AND SECURITY SYSTEMS**
- **PLUMBING UPGRADES**
- **ROOF REDONE IN 2021 WITH NEW GUTTERS & DOWNPIPES**

FINANCIAL SUMMARY

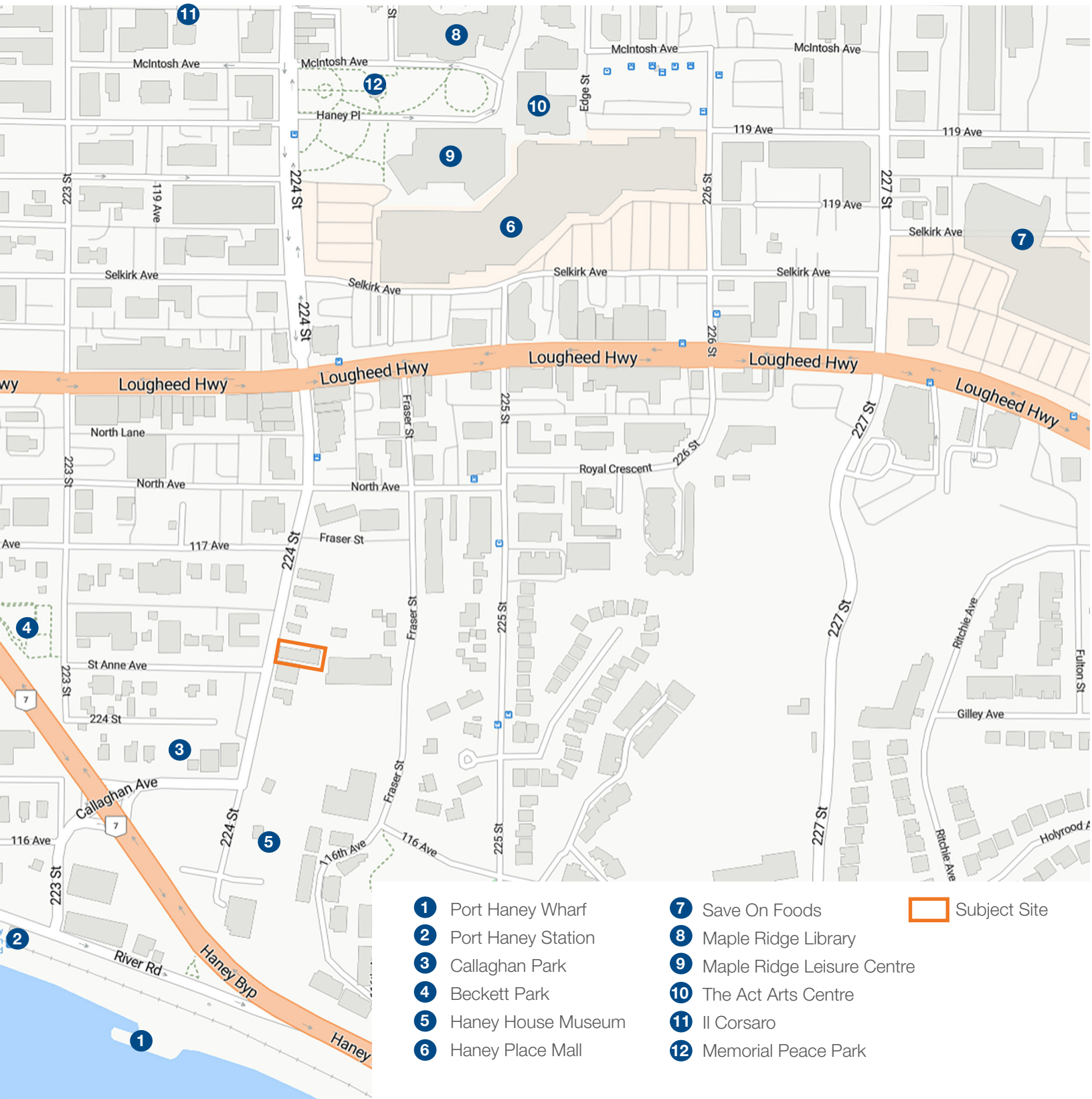
FINANCING		TREAT AS CLEAR TITLE	
Assessment 2025		Land: Building: Total:	\$791,000.00 \$3,557,000.00 \$4,348,000.00
Taxes	2025		\$32,918.74
Income & Expenses		Gross Income Less Vacancy Allowance Gross Effective Income Operating Expenses Net Operating Income	\$352,998.75 5% \$335,348.81 \$93,005.28 \$242,343.53
Notes:	**For a rent roll and expense statement please contact the listing agent.		

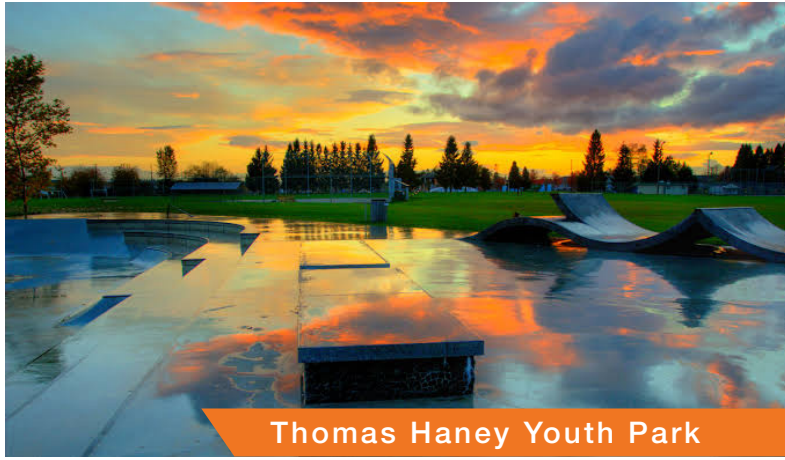
INTERIOR GALLERY



LOCATION

Located in the heart of Maple Ridge's Town Centre, Mariner's Watch benefits from one of the municipality's most walkable and rapidly growing neighbourhoods. Residents enjoy immediate access to everyday conveniences including grocery stores, restaurants, cafés, medical services, Haney Place Mall, Maple Ridge Leisure Centre, and numerous parks and community amenities, all within walking distance.





Thomas Haney Youth Park



Nearby Restaurants



Haney PI Transit Exchange



Haney House Museum

The Property is located only minutes from Haney Place Transit Exchange and West Coast Express service at Port Haney Station, providing direct commuter access to Coquitlam, Burnaby, and Downtown Vancouver. Lougheed Highway and the Golden Ears Bridge are both easily accessible, offering convenient regional connectivity throughout Metro Vancouver and the Fraser Valley.

The Town Centre Area Plan continues to guide significant residential and commercial investment into downtown Maple Ridge, creating one of the region's strongest long-term growth stories. Increasing population, continued infrastructure investment, and municipal support for higher-density development continue to strengthen the area's appeal for both residents and long-term real estate investors.

Combining stable rental fundamentals with excellent transportation access, abundant amenities, and future urban growth, Mariner's Watch is well positioned within one of Metro Vancouver's most compelling suburban investment markets.



Port Haney Wharf



LONDON PACIFIC

DANIEL LINK

Associate Vice President

604.910.2682

daniel@londonpacific.ca



E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.