

FOR SALE

Development Opportunity

48 Unit Apartment Site in Town Centre of Maple Ridge



12367 224th Street, Maple Ridge, BC

The opportunity to purchase a townhouse development site within the Town Centre of Maple Ridge. The site is located in a growing multi-family area along 224th Street, providing convenient access to retail and transit amenities.

The site is currently zoned RM-2 which allows a maximum FSR of 1.8. Townhouse development is also possible.

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LOCATION

The District of Maple Ridge is located 45km east of Vancouver.

Over the past decade Maple Ridge has been one of the fastest growing municipalities within the GVRD, with growth rates averaging 3.7% over the last ten years. The current population is approximately 75,000 people.

The new six-lane Golden Ears Bridge and Pitt River Bridge provides a vital new link between Maple Ridge and Langley/Surrey, Highway 1, the U.S.A and to the tri-cities into Vancouver respectively. These new links will dramatically improve traffic flows for people and goods to the rest of the GVRD and economic development to this area.

The property is located in Maple Ridge's town centre near all retail amenities in a growing multi-family area of the City.



LEGAL ADDRESS

Parcel Identifier: 007-822-464

Lot B, Plan 8914, DL 399, New Westminster Land District

SITE SIZE

66,990 sf (154' x 435'),

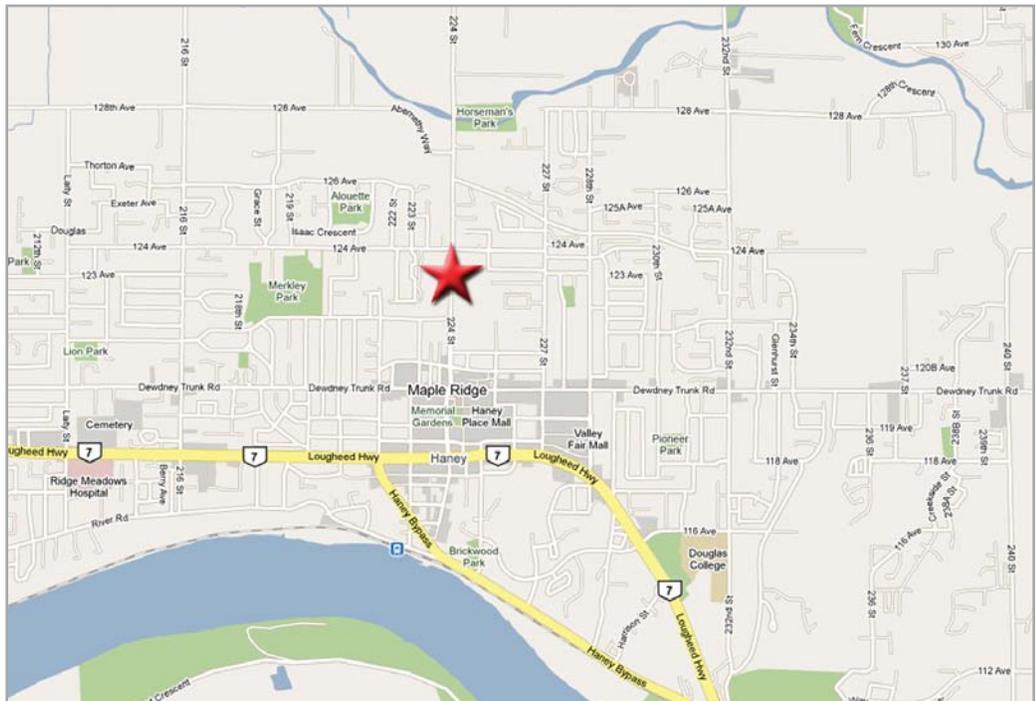
approximately 29,600 sf of net usable site area after creek setback

ZONING DESCRIPTION

Zoning in place for 4 storey apartment with FSR of 1.8

ASKING PRICE

\$1,295,000



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