

WEST CENTRAL RIDGE ASSEMBLY

21938, 21952, 21964, 21976, 21988, 22000 Lougheed Hwy &
11783 221 St, Maple Ridge BC



1.24-acre future development site in Maple Ridge
Potential total of 14 lots 2.84 acres along Lougheed Hwy

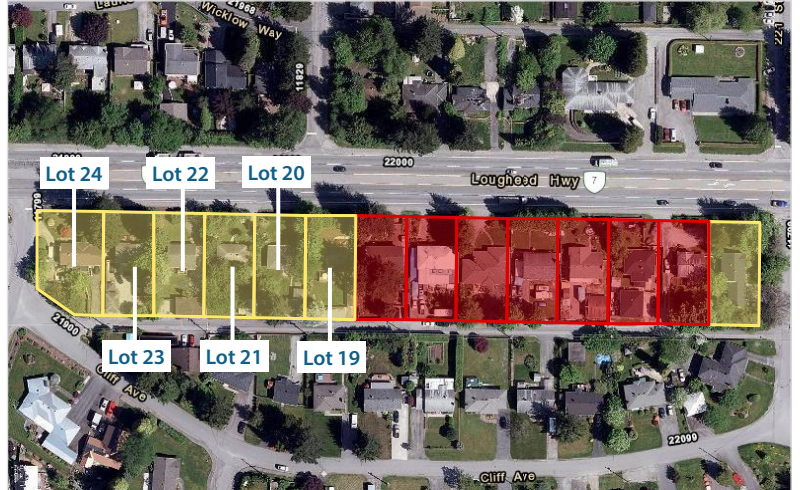
OPPORTUNITY

Land Assembly consisting of 1.24 acre of contiguous land prime for development. At present there are a minimum of 6 lots assembled for a total potential of 97,303 square feet of buildable at 1.8 FSR for market housing. There is future potential to acquire the whole block totaling 14 properties equating to a potential 2.84 acre development site. The OCP (Official Community Plan) one block east calls for a re-zoning to RM-2 which includes market condos and townhouses. This should be verified by any prospective purchaser.

PROPERTIES ASSEMBLED

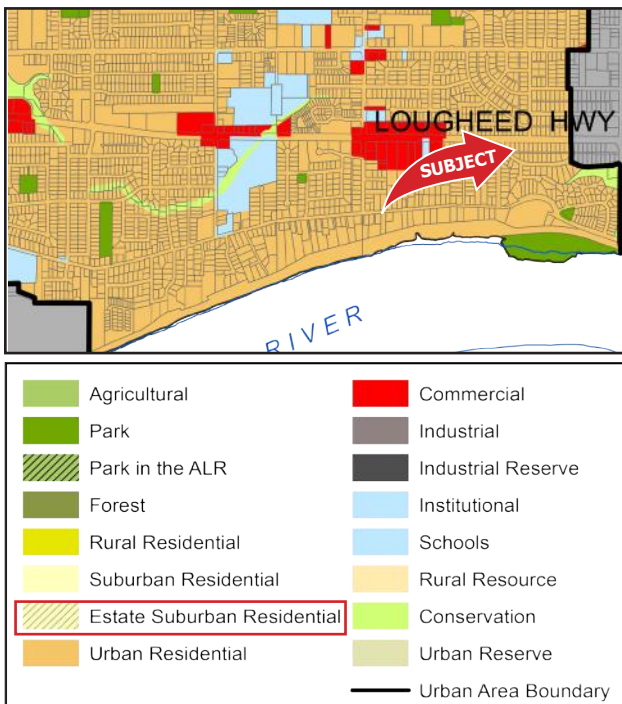
Civic Address	Lot Size	Lot Number
21938 Lougheed Hwy	10,525 SF	Lot 24
21952 Lougheed Hwy	8,712 SF	Lot 23
21964 Lougheed Hwy	8,712 SF	Lot 22
21976 Lougheed Hwy	8,712 SF	Lot 21
21988 Lougheed Hwy	8,712 SF	Lot 20
22000 Lougheed Hwy	8,712 SF	Lot 19
Total Size	54,085 SF (1.24 Acres)	
Price	\$5,778,000	

PROPERTY OUTLINE



Listed properties yellow outline

LAND USE



DEVELOPMENTS IN MAPLE RIDGE



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