

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

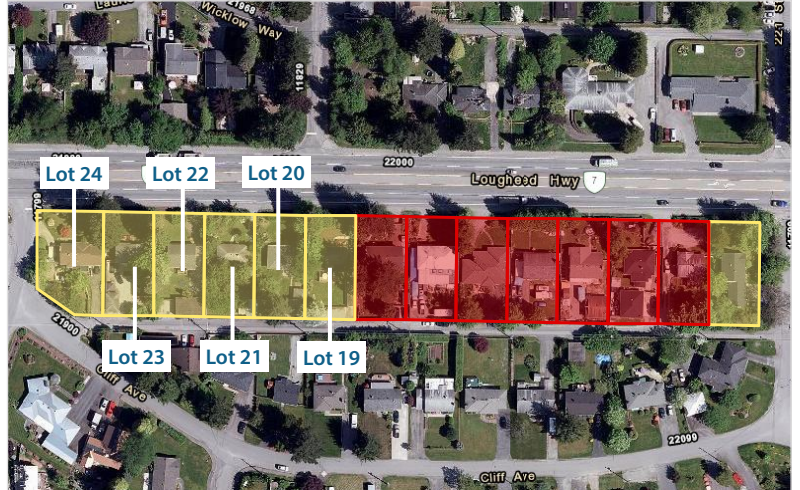
OPPORTUNITY

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

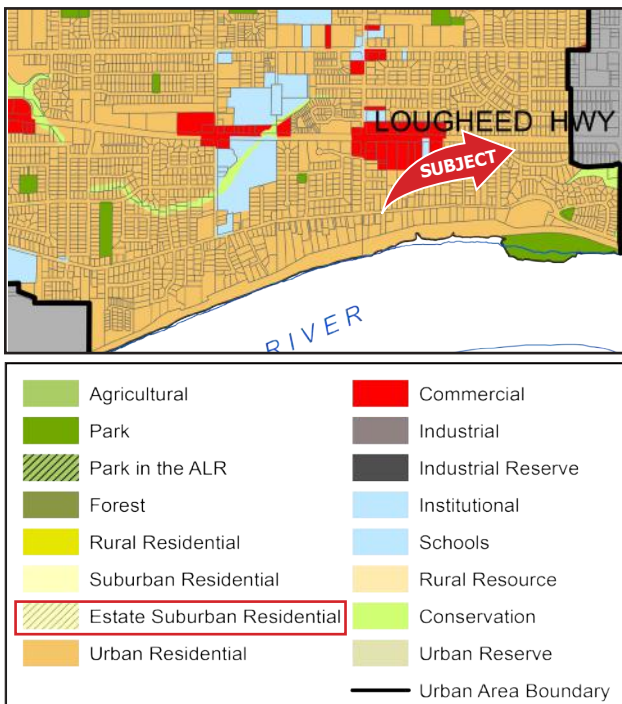
| Civic Address | Lot Size | Lot Number |
|--------------------|-------------------------------|------------|
| 21938 Lougheed Hwy | 10,525 SF | Lot 24 |
| 21952 Lougheed Hwy | 8,712 SF | Lot 23 |
| 21964 Lougheed Hwy | 8,712 SF | Lot 22 |
| 21976 Lougheed Hwy | 8,712 SF | Lot 21 |
| 21988 Lougheed Hwy | 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



| | | | |
|--|--|---|--|
| | Dean Thomas* CCIM 604 726 7137 deanthomas@hqcommercial.ca | HQ Commercial 320 - 1385 West 8th Avenue Vancouver BC V6H 3V9 | 604 899 1122 604 604 4819 landassemble.com |
| | | | |

* Personal Real Estate Corporation
 This document/email has been prepared by HQ Commercial for advertising and general information only. HQ Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. HQ Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of HQ Commercial and/or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.