



FRASER RIVER

WEST COAST EXPRESS
PORT HANEY STATION



HANEY BY-PASS

ST. ANNE AVENUE

SUBJECT

LOUHEED HIGHWAY

DEWDNEY TRUNK ROAD

224 AVENUE

HANEY PLACE MALL

MEMORIAL PARK
CITY HALL
RECREATION CENTRE
LIBRARY

FOR SALE

Multi-family Development Site

22309, 22319 & 22331

St. Anne Avenue, Maple Ridge

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KEY HIGHLIGHTS

- > Corner location on St. Anne Avenue and 223rd Street
- > Property has received third reading
- > Situated in Maple Ridge's Town Centre
- > Close to shopping, services and recreational facilities
- > Five minute walk to the Port Haney West Coast Express Station
- > The property is now only 45 minute drive to Vancouver with the recent improvements of the Port Mann and Golden Ears Bridge

22309, 22319 & 22331 St. Anne Avenue, Maple Ridge

OPPORTUNITY

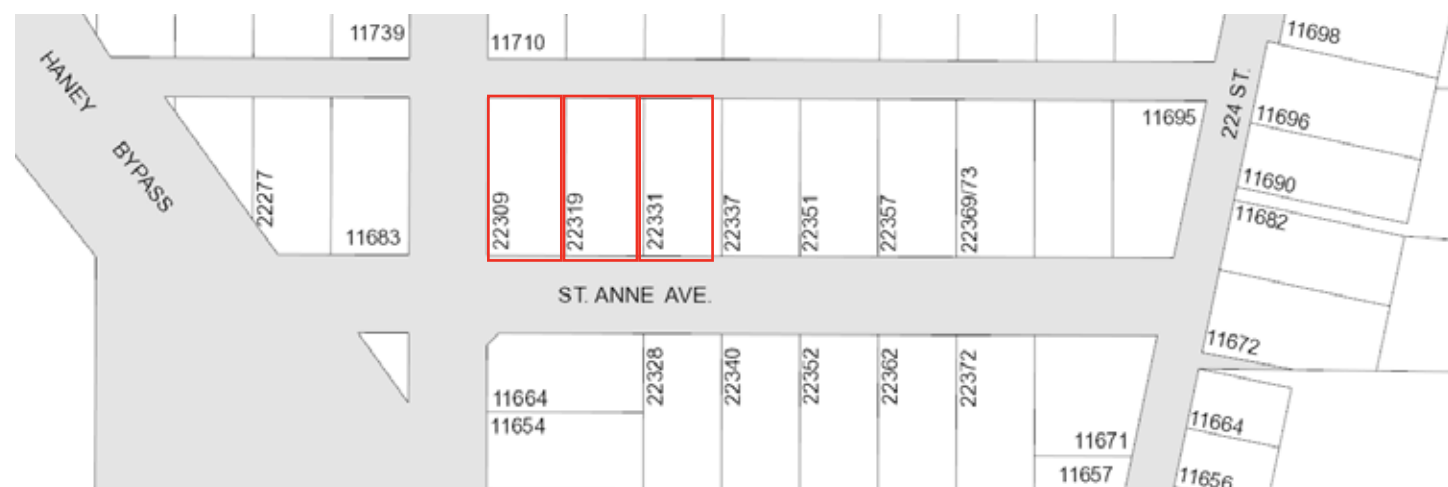
This 26,000 square foot residential property can be redeveloped into a Mixed-Use site as outlined in the Maple Ridge Official Community Plan. This development site has received third reading, architectural drawings are available upon request.

Ideally located near the Town Centre and the Port Haney West Coast Express Station, the land use designation for the property is Port Haney Multi-Family, Commercial and Mixed-Use.”

PROPERTY INFORMATION

Municipal Address:	1) 22309 St. Anne Avenue, Maple Ridge, BC 2) 22319 St. Anne Avenue, Maple Ridge, BC 3) 22331 St. Anne Avenue, Maple Ridge, BC
Legal Address:	1) Lot 9 Block 5 District Lot 398 Group 1 New Westminster District Plan 155 PID: 011-539-178 2) Lot 10 Block 5 District Lot 398 Group 1 New Westminster District Plan 155 PID: 011-539-216 3) Lot 11 Block 5 District Lot 398 Group 1 New Westminster District Plan 155 PID: 011-539-259
Location:	Situated on the north side of St. Anne Avenue between 224 Street and the Haney Bypass in Maple Ridge’s Town Centre - South View neighborhood.
Site Area:	26,256 SF (0.6 Acres)
Site Description:	Three Rectangular shaped lots. All municipal services are available at the lot line.
Current Zoning:	RS-1 (Single Family Urban Residential)
OCP:	Port Haney Multi-family, Commercial and Mixed Use.
Demographics:	Maple Ridge is one of Metro Vancouver’s fastest-growing communities; with population within a 2-kilometre radius of the property slated to increase from 76,054 in 2014 to 84,545 in 2018.
Asking Price:	\$2,500,000

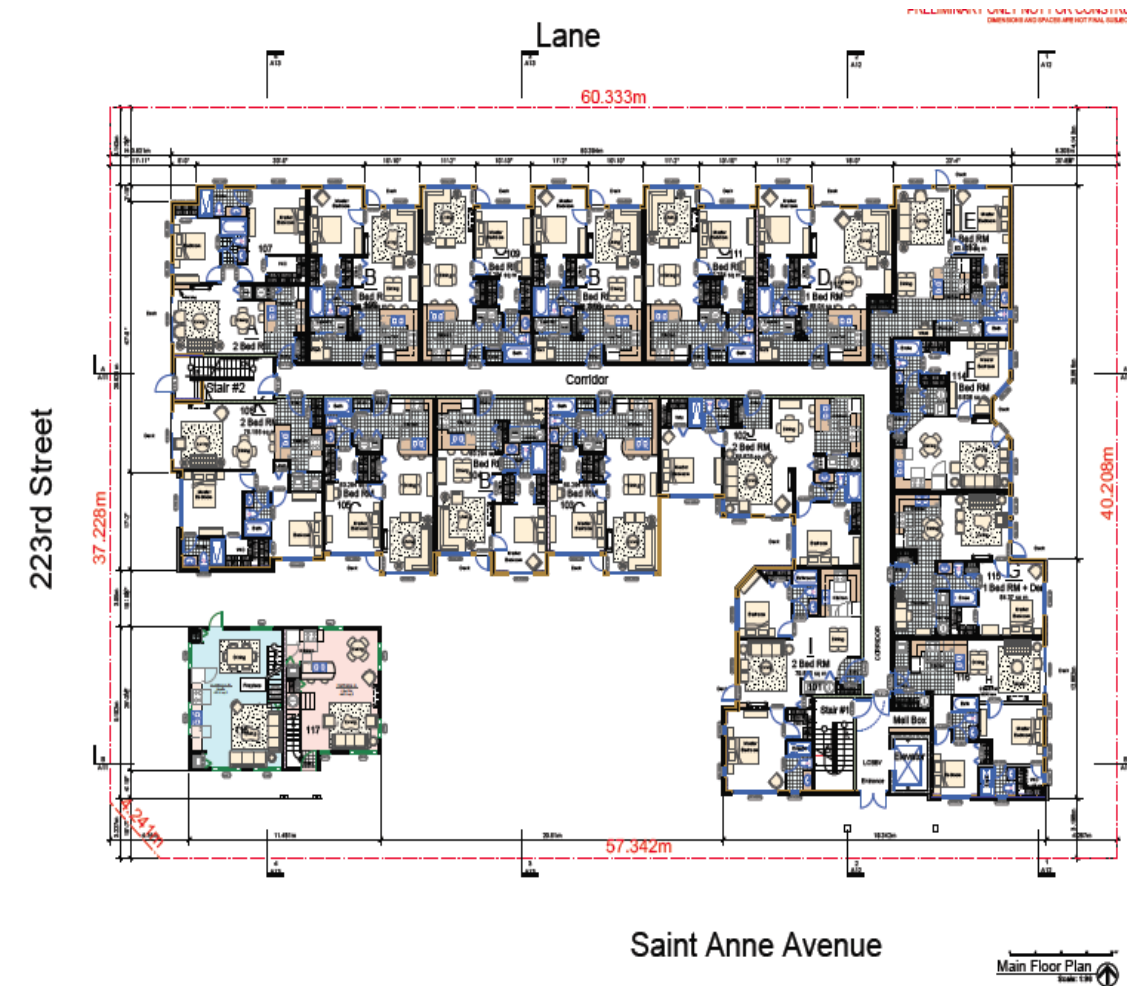
LEGAL LOT



ARCHITECTURAL RENDERINGS - Third Reading



MAIN FLOOR PLAN





MAPLE RIDGE

The City of Maple Ridge is a community of 79,727 (2011 Census) people and is expected to grow by 9 percent to 87,795 by 2016. It is located 42 kilometers (26 miles) east of Vancouver, marking the northeastern section of Metro Vancouver. Maple Ridge is British Columbia's fifth-oldest municipality. In the past 20 years, it has experienced very rapid population growth, with an abundance of residential development occurring as people try to find more affordable alternative accommodations compared to Vancouver. In its early years the main industries were forestry and agriculture. Forestry is still the leading employer in the private-sector within Maple Ridge; however, the commercial and industrial sectors are pushing forward as population growth continues.

FOR FURTHER INFORMATION PLEASE CONTACT

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