

11295 & 11307 MAPLE CRESCENT MAPLE RIDGE, BC

1.25 ACRE VACANT SITE
EXCELLENT DEVELOPMENT OPPORTUNITY



FOR SALE



WILLIAM N. HOBBS*

W. N. (BILL) HOBBS, B.COMM., R.I. (BC)

SENIOR VICE PRESIDENT, INDUSTRIAL

604.640.5808

bill.hobbs@ca.cushmanwake.com

* Personal Real Estate Corporation

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1.25 Acre Vacant Site – Excellent Development Opportunity

FOR
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LOCATION

The subject property is located in the Southwest Maple Ridge area, within the Hammond South of Railroad neighbourhood in the District of Maple Ridge. More specifically, the subject property is located on the southwest side of Maple Crescent with frontage also along Ditton Street and Lorne Avenue.

SITE AREA

1.25 Acres (54,539.93 sf)

CIVIC ADDRESS

11295 & 11307 Maple Crescent, Maple Ridge, BC

ZONING

M-3 (Business Park Zone)

C-3 (Town Centre Commercial)



FEATURES

- Two legal parcels
- Extensive road frontages on three sides
- Level and rectangular in shape
- Excellent exposure to Maple Crescent
- The site backs onto a railway line
- All Municipal servicing is available
- Current monthly income of \$8,400 per month

PROPERTY TAXES

\$17,664.24

ASKING PRICE

\$1,595,000



CONCEPTUAL PLAN



A plan was taken to third reading, but the Development was not proceeded with. Concept plans are available.

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