

# FOR SALE

SINGLE FAMILY DEVELOPMENT SITE

Jackson Rd & 104th Avenue  
Maple Ridge, BC



LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- Completion at 3<sup>rd</sup> reading for 60 lots
- 11.44 acres
- Zoned for single family development
- Asking price ~~\$4,900,000~~ \$4,250,000

For more information  
PLEASE CONTACT:

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# FOR SALE

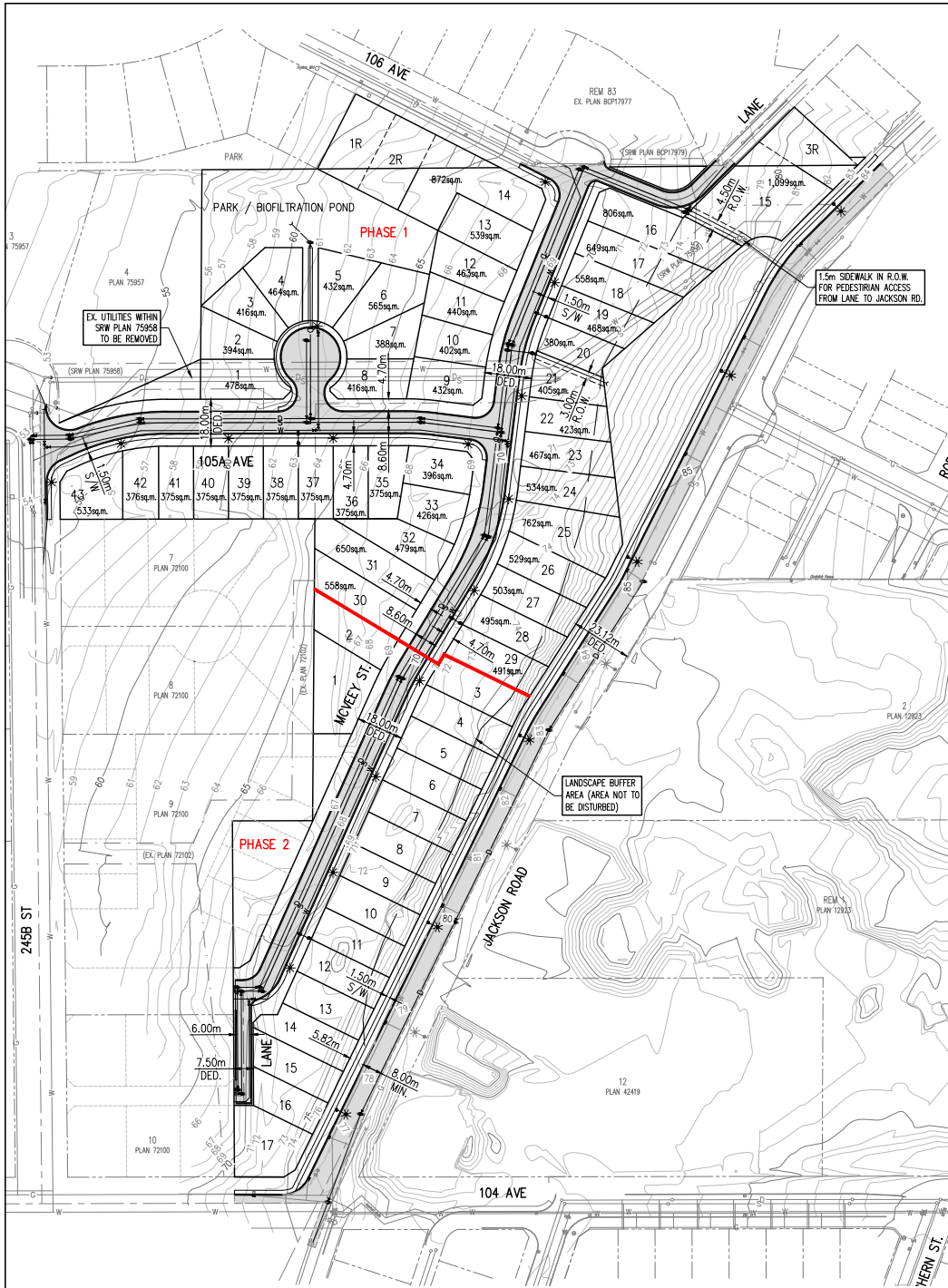
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## OPPORTUNITY

The opportunity is to acquire 11.44 acres of residential development land in Maple Ridge's Albion Area Plan. The site will be sold with completion at third reading for 60 lots.

## PROPERTY FEATURES

- Third reading for 60 lots
- Lots ranging from 4,046 to 11,830 sq ft.
- 16 walkout basement lots
- Grocery shopping, restaurants, Starbucks, gas and convenience stores within 10 minutes.
- Walkable to Samuel Robertson Technical Secondary School
- 15 minute drive to the Golden Ears Bridge
- 3 minute drive to the Albion Sports Complex
- 4 minute drive to the Albion Elementary School
- 9 minute drive to downtown Maple Ridge
- Close proximity to Lougheed Highway (Highway 7)



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## DOCUMENTATION

The following additional information pertaining to development and feasibility is available upon request:

- Subdivision Plan
- Environmental Report
- Geotechnical Report
- Detailed Comparable Sales
- Servicing Cost Estimates
- GeoPacific Report
- Topographic Survey
- Budgets Including Quantities
- Confidential Information Memorandum
- Water Course Assessment

Please contact the listing agents to obtain the above.

## LOCATION



## COMPARABLE LAND SALES SUMMARY

The market for residential development land in Maple Ridge ranges from \$311,000 to \$594,000 per acre with an average price of \$460,000 per acre.

## COMPARABLE LOT SALES SUMMARY

The market for building lots in Maple Ridge between 3,500 – 10,000 square feet ranges from \$234,900 up to \$350,000 per lot.

## ASKING PRICE

~~\$4,900,000 (\$428,322 per acre)~~  
**\$4,250,000 (\$371,503 per acre)**

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