



# Rare Multi-Family Development Site

11641 227 Street, Maple Ridge, BC

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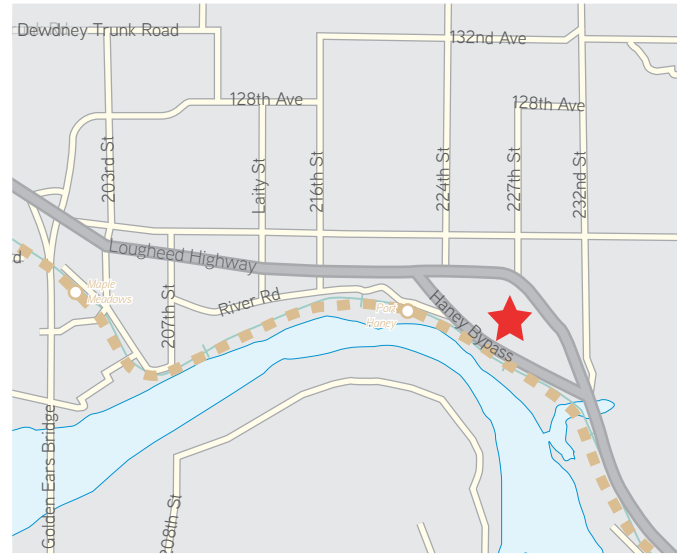
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## DEVELOPMENT HIGHLIGHTS

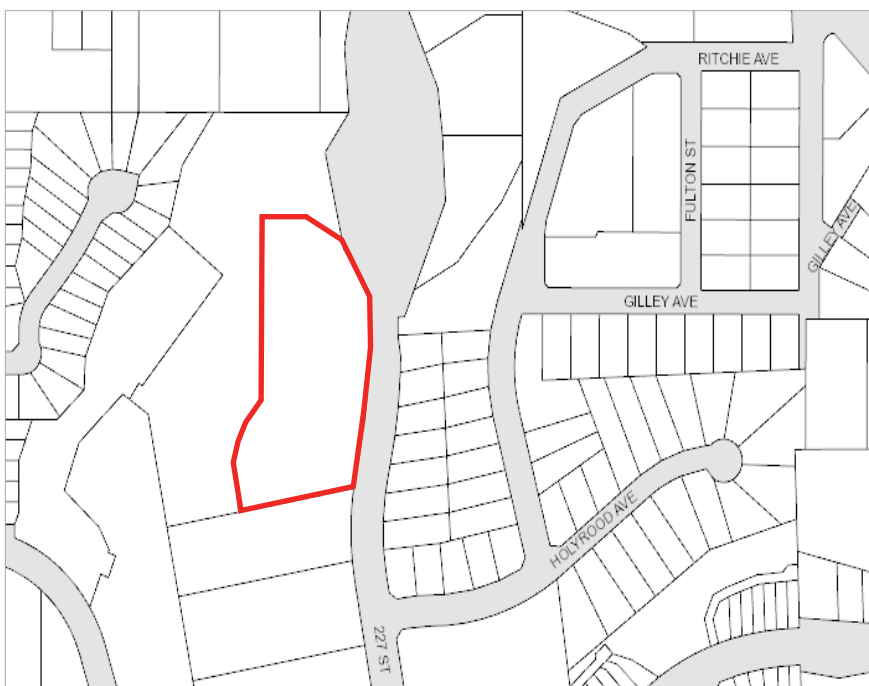
- Designated for low-rise apartment in the Maple Ridge OCP, which supports development up to 3-5 storeys
- Situated in Maple Ridge's Town Centre neighborhood within the South View precinct
- Conveniently located walking distance to shopping, services, and restaurants offered by Downtown Maple Ridge, Haney Place Mall and Valley Fair Mall
- Close proximity to the Port Haney West Coast Express Station, which provides rapid transit to Vancouver
- Recent transportation improvements including the new Port Mann and Golden Ears Bridges have drastically decreased driving times. The Property is now a 45 minute drive from Downtown Vancouver.

## FOR SALE > Rare Multi-Family Development Site

The Opportunity:	To purchase a 100% interest in the multi-family development property located in Maple Ridge's sought-after Town Centre neighborhood.
Municipal Address:	11641 227 Street, Maple Ridge, BC
Legal Address:	Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521 PID: 026-721-635
Location:	Situated on the west side of 227 Street between Lougheed Highway and the Haney bypass in within Maple Ridge's Town Centre - South View neighborhood.
Site Area:	153,770 SF (3.53 Acres)
Site Description:	Irregular shaped empty lot. All municipal services are available at the lot line.
Current Zoning:	RS-1 (Single Family Urban Residential)
OCP:	The property is designated for low-rise apartment development in the Maple Ridge OCP, which supports multi-family development of 3-5 storeys
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:	\$7,200,000



## SITE PLAN



## CONTACT US

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