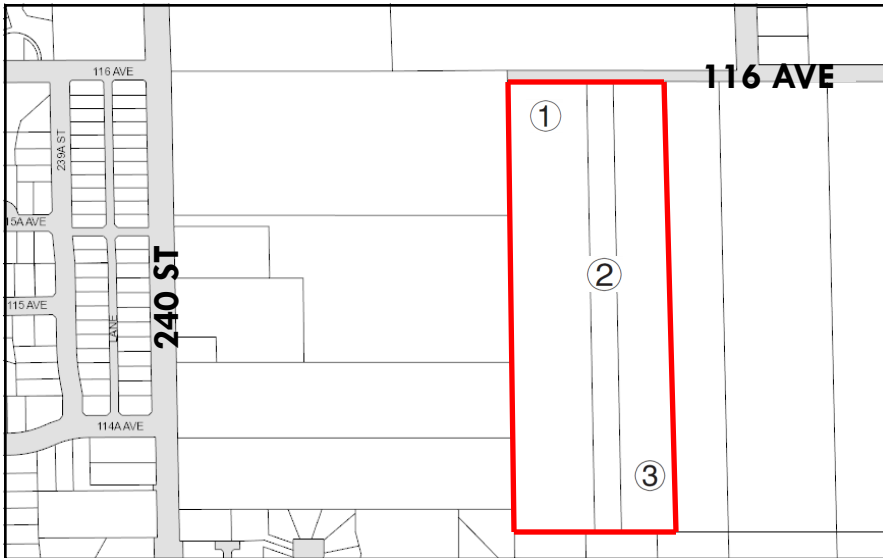




Approx. 15 Acres - Three Lots in Maple Ridge Exclusive Offer

24200 116 Ave & 24180 116 Ave & 24224 116 Ave, Maple Ridge



Wow! A rare chance to obtain 3 large parcels in Maple Ridge. The property is in beautiful rectangular shape, with gentle uphill slope toward north, total combined lot size approx. 15 Acres (475 Ft. X 1,340 Ft.). Three parcels can be purchased together or separately. Very easy access to Dewdney trunk Road, which cross the city of Maple Ridge and links to many amenities. Schools and parks are around. The property is adjacent to Albion Urban Area and Haney Urban Area. Huge potential in the future. All measurements are approximate, must be verified by the Buyer. A Great property for holding or for building your dreamed home.

Property Information

- 1. 24180 166 Ave:** Legal: PL NWP10848 LT 1 LD 36 SEC 15 TWP 12; P.I.D.: 009-391-258;
Lot Size: 7.32 AC (237 Ft. X 1,340 Ft., approx); Zoning: AG1 (Agriculture and Golf Zone)
2015 Assessment: Land \$652,000; Improvement \$134,000; Actual Total: \$786,000
Asking Price: \$1,399,000
- 2. 24200 166 Ave:** Legal: PL NWP10848 LT 2 BLK 5 LD 36 SEC 15 TWP 12 Part SW 1/4, Group 1; P.I.D.: 009-395-334;
Lot Size: 2.44 AC (80 Ft. X 1,340 Ft., approx); Zoning: RS3 (One Family Rural Residential)
2015 Assessment: Land \$393,000; Buildings: \$63,000; Total: \$456,000
Asking Price: \$599,900
- 3. 24224 116 Ave:** Legal: PL NWP10848 LT 3 BLK 5 LD 36 SEC 15 TWP 12 Group; P.I.D.: 000-777-196
Lot Size: 4.88 AC (158 Ft. X 1,340 Ft., approx); Zoning: AG1 (Agriculture and Golf Zone)
2015 Assessment: Land \$536,000; Improvement \$150,000; Actual Total \$686,000
Asking Price: \$1,250,000