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British Columbia Real Estate License: 112511RSA

Lougheed Highway Land Assembly

22108 - 22154 Lougheed Highway, Maple Ridge, BC v2x 2s8 Canada

Listing ID:	30148438
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Multi-Family
Gross Land Area:	52,272 SF
Sale Price:	$5,280,000
Unit Price:	$101.01 PSF
Sale Terms:	Cash to Seller



Overview/Comments

Prime downtown Maple Ridge location - at the entrance to the downtown core. OCP designated, and City confirms highest and best use is as a redevelopment site for 4 or 5 level multi-family apartments under RM-2 or CD-1(assisted living) zoning. FSR of 1.8 means 94,090 buildable square feet. ($56.12 / buildable sf.) Six property Land Assembly - Owners Agreement in place. The property is within the Fraser River Escarpment Policy, which requires controlled drainage of surface water.

More Information Online

http://www.commercialfirst.ca/listing/30148438

QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	Maple Ridge	Possible Uses:	Multi-Family, Other
Parcel ID:	011-374-900, 002-844-711, 000-989-029, 011-374-918, 044-922-522, 011-374-926	Zoning:	RS1
		Sale Terms:	Cash to Seller

Area & Location

Property Located Between:	221 Street, Haney Bypass	Highway Access:	This property fronts directly to Lougheed Highway. Access to new development would be from 221 St. or lane behind.
Property Visibility:	Excellent		
Legal Description:	Plan NWP8614 Lots 5,6,7,8,9,10 DL 397 LD 36		
Largest Nearby Street:	Lougheed Highway	Site Description:	The site is level and presently supports 6 single family homes. Access would be from the lane to the south of the properties.
Feet of Frontage:	396		
Traffic/Vehicle Count:	15,000		

Area Description Maple Ridge is a suburban community east of Vancouver BC approximately 45 minutes travel by highway. A last remaining bastion of affordability, recent news of major development in the downtown core over the coming years will certainly establish a new level of acceptability to this community. Well served by schools, churches and shopping it is a major growth area of Greater Vancouver.

Land Related

Lot Frontage:	396 feet	Available Utilities:	Electric, Water, Gas, Sewer, Cable, Broadband, Internet Access
Lot Depth:	132 feet		
Topography:	Level	Water Service:	Municipal
Easements:	Environmental	Sewer Type:	Municipal

Zoning Description Presently RS-1 - Single Family home. Requires a change to RM-2 - this is supported by the OCP and a recent Land Use Enquiry to the Municipality of Maple Ridge. City would also consider CD-1-00 - Assisted Living zoning.

Easements Description Not an easement as such, but the property is within the Fraser River Escarpment area - requires surface water to be drained in sewers. Infrastructure will need to be improved to carry the increase in density.

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Location

Address:	22108 - 22154 Lougheed Highway, Maple Ridge, BC v2x 2s8 Canada
Regional District:	Greater Vancouver
CMA:	Vancouver



Property Contacts



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