

FOR SALE

LONDON PACIFIC



MAPLE RIDGE
4th READING EXPECTED NOVEMBER 2023

6-STOREY APARTMENT DEVELOPMENT OPPORTUNITY

Gross Site Size: 45,477 SQFT
Gross Buildable Area: 137,250 SQFT

THOMAS TROWBRIDGE AACI RETIRED
PERSONAL REAL ESTATE CORPORATION
(604) 420-2600 Ext: 207
thomas@londonpacific.ca

6-STORY DEVELOPMENT OPPORTUNITY

21938, 21952, 21964, 21976 & 21988 Lougheed Highway
Lougheed Hwy & Carshill Street Maple Ridge, British Columbia

Exceptional opportunity to acquire a 199-unit 6-storey multifamily development site. Public Hearing / 3rd Reading is estimated to take place in August 2023 with the 4th Reading following in November 2023. For more information, please sign & return the Confidentiality Agreement attached on our website.

SALIENT FACTS

Gross Site Area:

45,477 Sqft

Floor Space Ratio (FSR):

3.02

Gross Floor Area:

137,250 Sqft

Approximate Depth & Width

133'x 350'

Residential Net Sellable Area:

113,520 Sqft

COMPARABLE PROJECT SALE

Project	Developer	Price
Inspire Phase 2	Platinum Group	\$829 Sqft blended
La Riviere	Pacific Vision Development Group	\$817 Sqft contemplated



Prospective Purchasers are invited to submit offers through London Pacific on the Vendor's preferred form of offer.

Lougheed Transit Corridor

Address:

21938, 21952, 21964, 21976 & 21988
Lougheed Highway

PIDs

011-428-732
011-374-985
011-374-977
011-374-969
003-183-921

Status

Fourth Reading expected in November 2023

Gross Buildable Area:

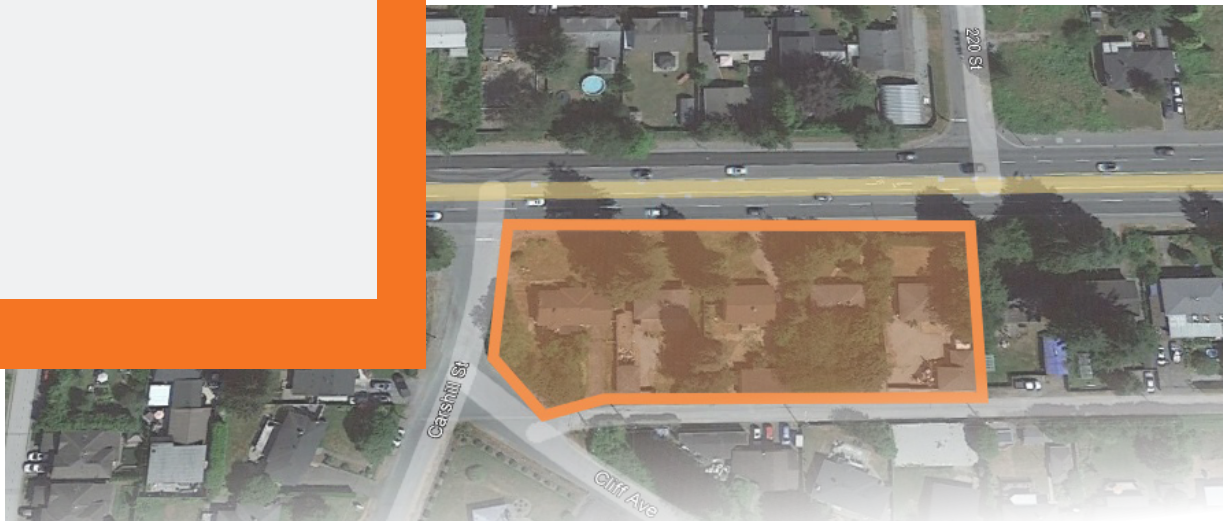
137,250 Sqft

Built Form

6-Storey Residential

OVERVIEW

This offering presents a unique opportunity to acquire a rare 1.04 acre development site near Downtown Maple Ridge. Within walking distance of public transportation, schools, shops, restaurants, grocery stores, and pharmacies, and Walmart Supercentre, the property serves as a high demand location for the development of 199 residential condominium units. The site is expected to receive Fourth Reading approval for the development in November 2023.



UNIT MIX (Total: 199 Units)

75 Units
Studio

37 Units
1-Bedroom

50 Units
1-Bedroom & Den

28 Units
2-Bedroom

9 Units
3-Bedroom

LOCATION

In the vicinity of the subject property, you will find a range of amenities within walking distance including schools, shops, restaurants, services, and big box stores.

SCHOOL

1. Maple Ridge Secondary School: A prominent high school located within walking distance of the address, providing education for students in grades 8 to 12. The walking distance is less than 15 minutes.
2. Eric Langton Elementary School: A nearby elementary school that offers education for students from kindergarten to grade 7.



SERVICES

1. Maple Ridge Public Library: A community library that provides a wealth of resources, including books, digital media, and various services.
2. Banks and ATMs: Several banking institutions may have branches along Lougheed Highway or in nearby commercial areas.
3. Maple Ridge Square: A shopping centre in the area that hosts a variety of stores, such as clothing retailers, electronics shops, and more.

BIG BOX STORE

1. The big box retailer, Walmart is also less than a 15-minute walk from the subject property.
2. Various local and chain shops and restaurants may be found along Lougheed Highway, offering a diverse range of cuisines and products all less than 15 minutes walk.



Prospective Purchasers are invited to submit offers through
London Pacific on the Vendor's preferred form of offer.

LONDONPACIFIC

THOMAS TROWBRIDGE, ACC RETIRED
PERSONAL REAL ESTATE CORPORATION

(604) 420-2600 Ext: 207
thomas@londonpacific.ca

LONDON PACIFIC PROPERTY AGENTS INC. | T 604 420 2600 F 604 420 2206 | LONDONPACIFIC.CA

E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation

This publication is the property of London Pacific Property Agents Inc. and is protected by domestic and international copyright, trade name and other laws, and other rights unless otherwise specified. Any modification, reproduction, alteration or adaptation is strictly prohibited. © London Pacific Property Agents Inc. reserves all rights.