

FOR SALE

LONDON PACIFIC



MAPLE RIDGE
3th READING EXPECTED MID 2024

6-STOREY APARTMENT DEVELOPMENT OPPORTUNITY

Gross Site Size: 45,477 SQFT
Gross Buildable Area: 139,599 SQFT
Unit Count: 199

THOMAS TROWBRIDGE AACI RETIRED
PERSONAL REAL ESTATE CORPORATION
(604) 420-2600 Ext: 207
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6-STORY DEVELOPMENT OPPORTUNITY

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

Exceptional opportunity to acquire a 199-unit, 6-storey multifamily development site. A Survey, Arborist Report, Phase 1 Environmental, and Architectural Plans are available via a dropbox link. 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):
3.0

Gross Floor Area:
139,599 Sqft

Approximate Depth & Width
133'x 350'

Residential Net Sellable Area:
113,178 Sqft

COMPARABLE PROJECT SALE

Project	Developer	Price
Inspire Phase 2	Platinum Group	\$829 Sqft blended
La Riviere	Pacific Vision Development Group	\$775 Sqft blended
City and Laurel	Attera Development Group	\$783 Sqft blended



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

Third Reading expected in Mid 2024

Gross Buildable Area:

139,599 Sqft

Built Form

6-Storey Residential
1 level of parking below & 1 level at grade

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 Third Reading approval for the development in Mid 2024.



UNIT MIX (Total: 199 Units)

74 Units
Studio

41 Units
1-Bedroom

45 Units
1-Bedroom & Den

30 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.



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