

For Sale

28510 108 Avenue
Maple Ridge, BC



80-acre rural development
property in east Maple Ridge

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**Mike Harrison Personal Real Estate Corporation*

**AVISON
YOUNG**

For sale

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Maple Ridge

Opportunity summary

This offering is an opportunity to acquire a large-scale rural development property in Maple Ridge. The property is designated Rural Residential in the Official Community Plan, which supports residential development on lots as small as 2-acres. Alternatively, the current zoning permits subdivision to seven 10-acre lots, without rezoning.

Additionally, potential exists for many other uses, including outdoor recreational uses, farming, fill, campgrounds, etc.

Located on the eastern border of Maple Ridge, the property is surrounded by outdoor recreation, parks, lakes and more.

Salient information

PROPERTY ADDRESS

28510 108 Avenue, Maple Ridge

PID

013-378-988

SITE SIZE

80 acres

CURRENT ZONING

A-2 (Upland Agricultural)

CURRENT USE

Rentable detached house, to be delivered vacant

OCP LAND USE DESIGNATION

Rural Residential (Low Density Residential)


PROPERTY TAXES


\$50,140.87 (2024)




Highlights

 80-acre parcel

 OCP designation suggests subdivision potential to 2-acre lots

 Immediate subdivision potential for seven 10-acre lots

 Additional investment opportunities, uses and potential holding income

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Development potential

The 80-acre property is designated Rural Residential in the Maple Ridge Official Community Plan (see next page). This designation suggests typical zones of RS-3 or RG-3 which are low density residential uses on lot sizes of 2 acres or more, or stratified rural residential.

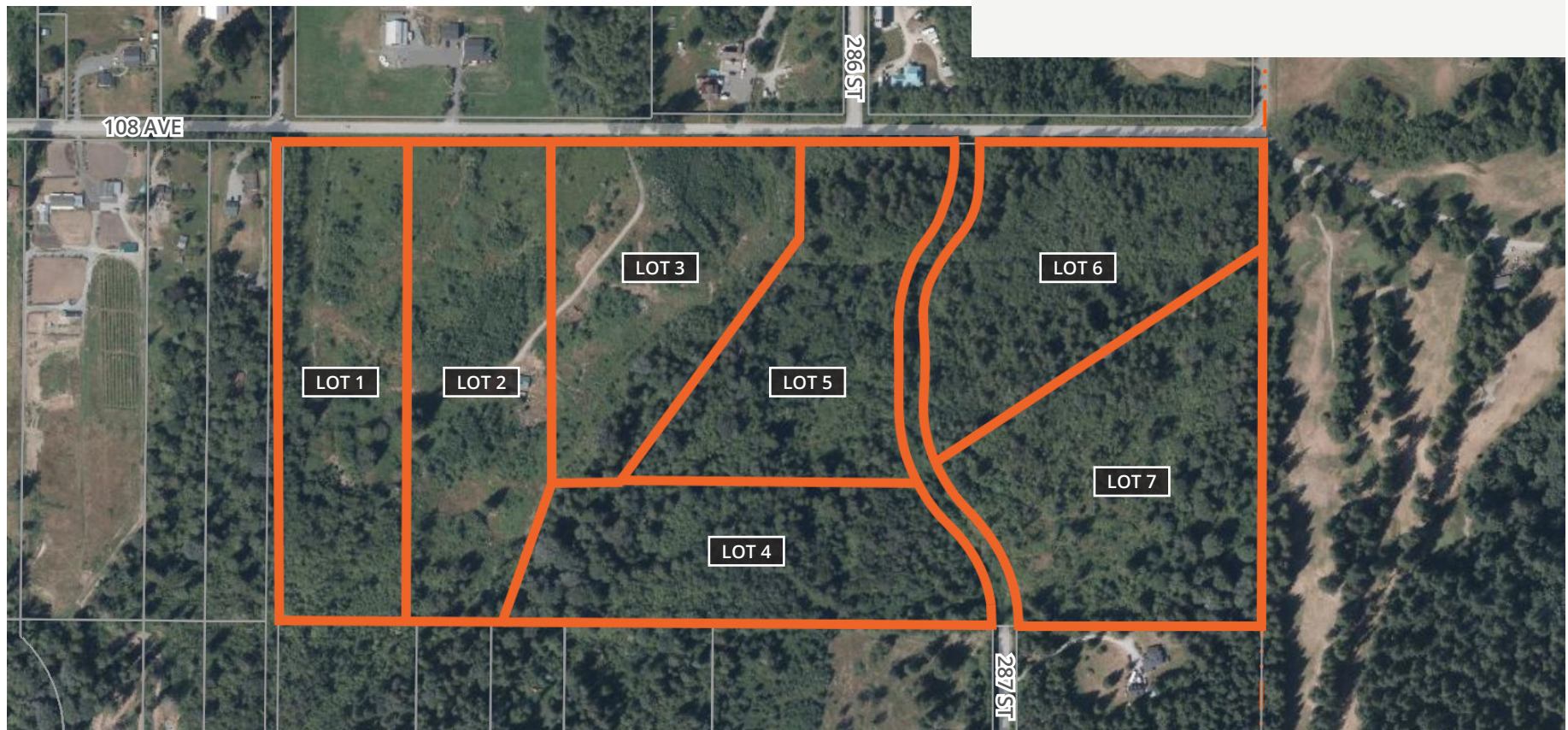
The property is currently zoned A-2 which allows a long list of uses (see right side of page) including single detached dwellings on a minimum lot size of 4 hectares (9.88 acres). The 7 lot subdivision layout below, reflects this existing subdivision potential, which would not require rezoning.

The property is mostly flat, partially cleared and encumbered by a creek.

Alternate opportunities

The following opportunities are also worth consideration and exploration with the City:

1. Outdoor recreation - the current A-2 zoning permits outdoor recreation uses.
2. Higher density single family development - subject to rezoning or bare land stratification.
3. Fill Site - two neighbouring properties have been approved for Soil Deposit Permits.

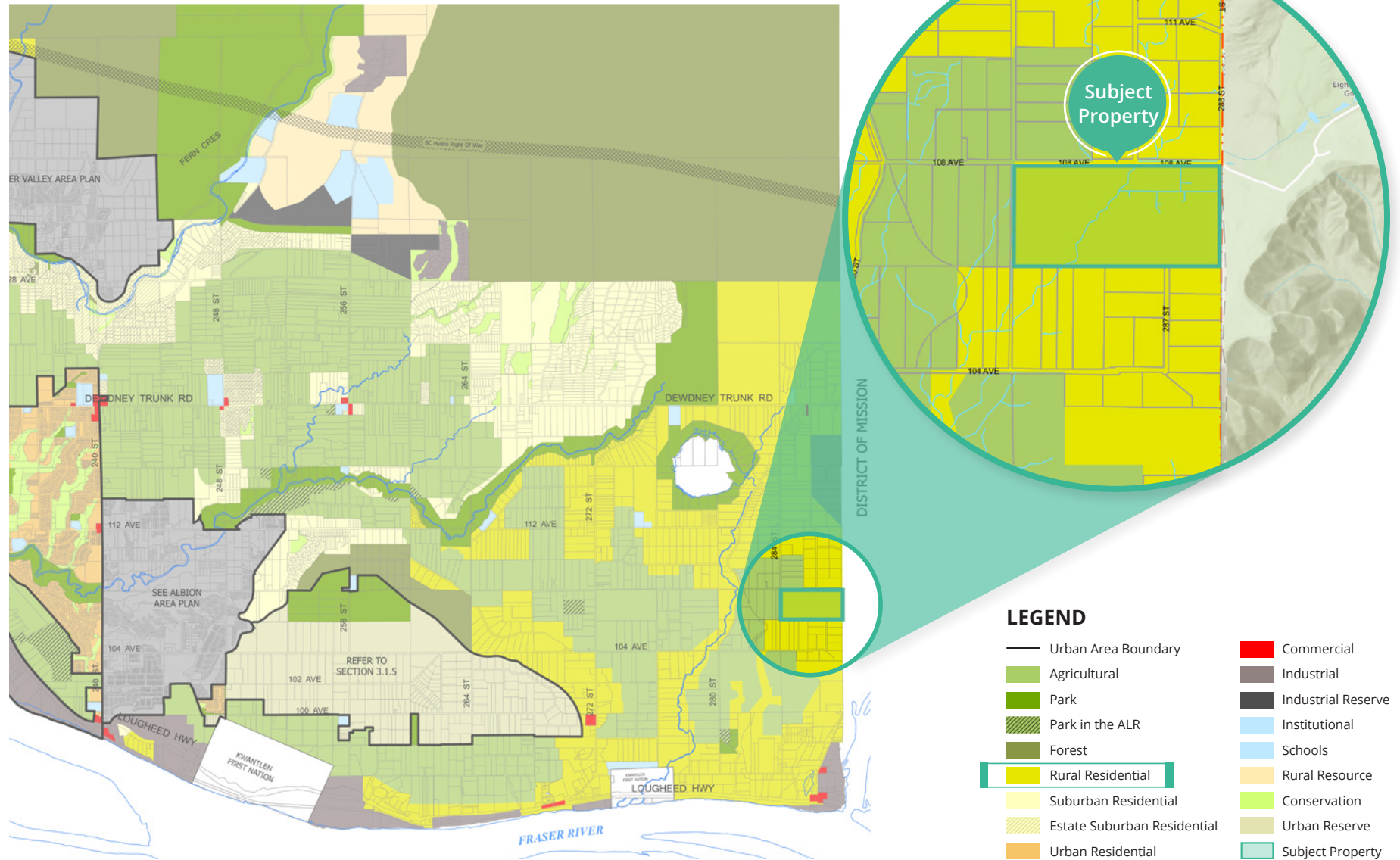


Source: City of Maple Ridge GIS

For sale

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Land use map

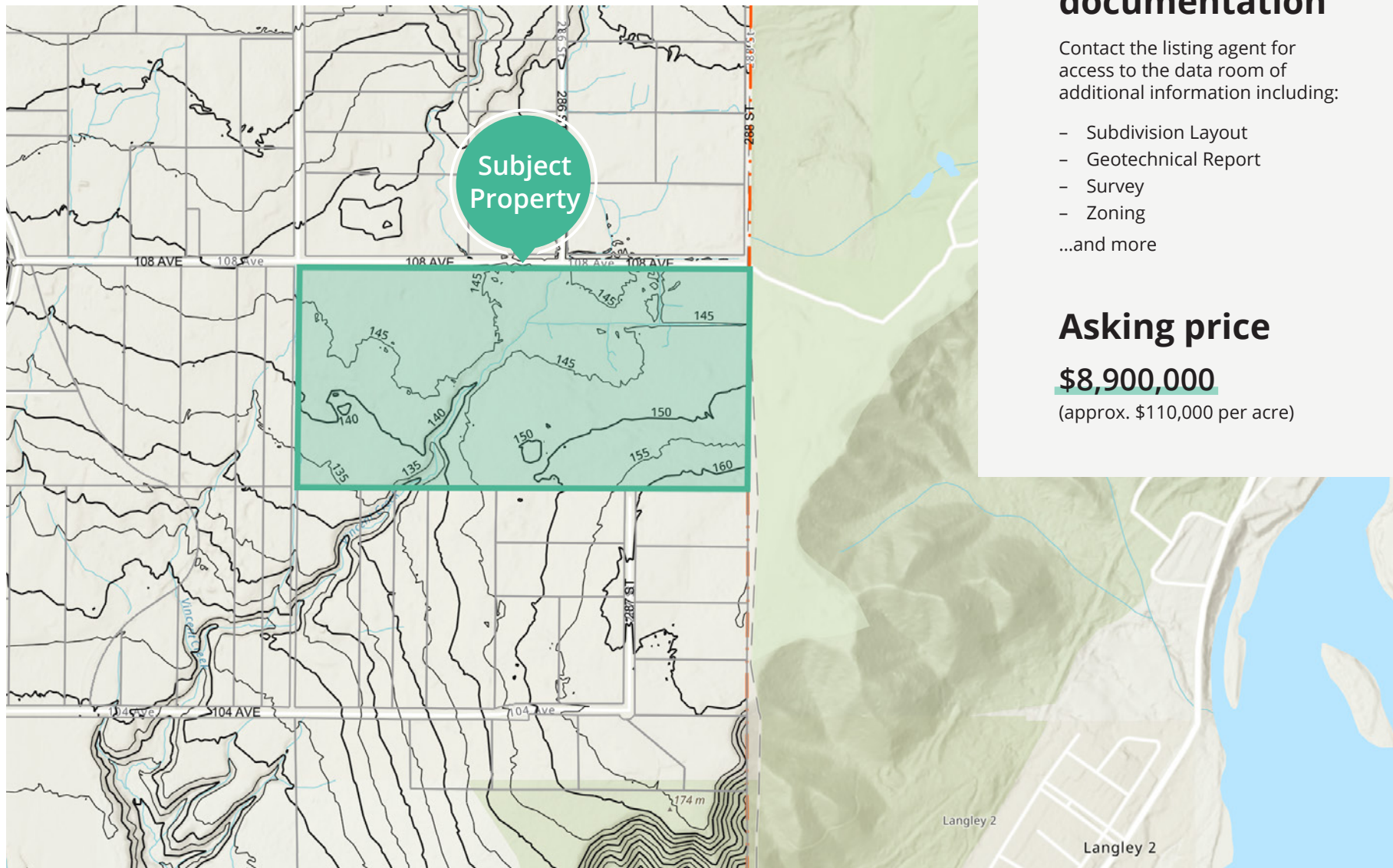


Source: City of Maple Ridge GIS

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Topography



Contours are at 5 metre intervals

Available documentation

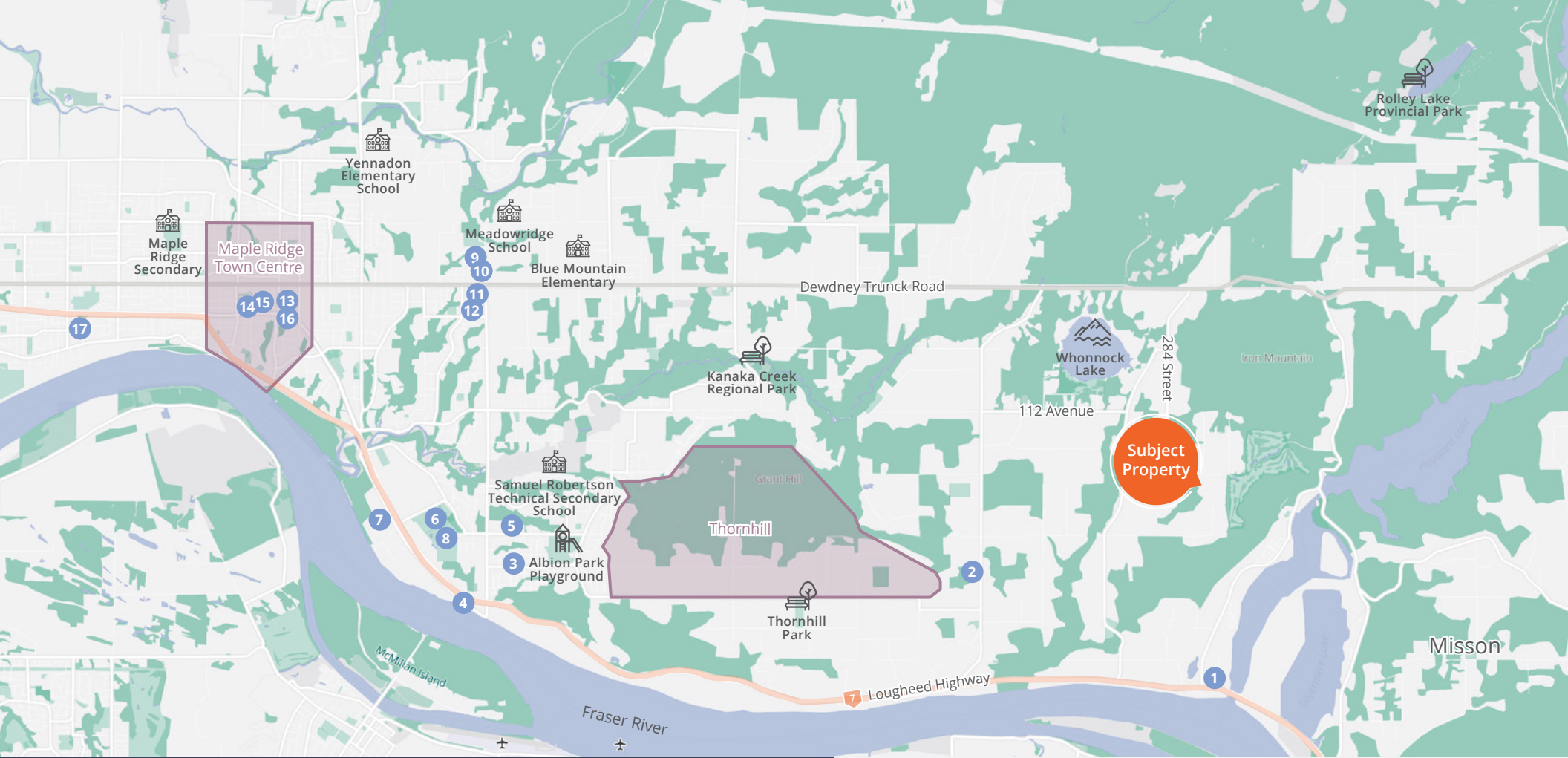
Contact the listing agent for access to the data room of additional information including:

- Subdivision Layout
- Geotechnical Report
- Survey
- Zoning
- ...and more

Asking price

\$8,900,000

(approx. \$110,000 per acre)



Location

The subject property is located on the eastern border of Maple Ridge, in a quiet rural setting comprised of large residential acreage properties. The area benefits from a long list of outdoor amenities including Stave Falls, Whonnock Lake, Silvermere Lake, Hayward Lake, Rolley Lake Provincial Park, and more. Close proximity to Lougheed Highway provides convenient access to the commercial amenities in downtown Maple Ridge or Mission only a couple minutes to the east.

- 1. Tim Hortons
- 2. Sunflower Cafe
- 3. Kanaka Creek Coffee
- 4. Kingfishers Waterfront Bar & Grill
- 5. Albion Community Centre
- 6. Planet Ice - Maple Ridge
- 7. Ronny's Bistro
- 8. Albion Sports Complex
- 9. Save-On-Foods
- 10. Starbucks
- 11. Tim Hortons
- 12. Maple Ridge Shopping Centre
- 13. Save-On-Foods
- 14. Walmart Supercentre
- 15. Haney Place Mall
- 16. ValleyFair Mall
- 17. Ridge Meadows Hospital

Contact for more information

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