

For Sale By Court Order

11523 236 Street
Maple Ridge, BC



2 acre, infill townhouse site
in Maple Ridge

Mike Harrison*

Principal, Development Land Sales
604 626 9547
mike.harrison@avisonyoung.com
**Mike Harrison Personal Real Estate Corporation*

**AVISON
YOUNG**

For sale by Court Order

11523 236 Street
Maple Ridge, BC

Opportunity summary

This offering is an opportunity to acquire a medium-sized townhouse site in Maple Ridge's Cottonwood area. Surrounded by nature and established neighbourhoods, the 2 acre property has preliminary plans for 39 townhomes.

Sanitary, water and drainage services exist at the property and the project should benefit from minimal offsite servicing costs.

Salient information

PROPERTY ADDRESS

11523 236 Street, Maple Ridge

PID

002-367-084

SITE SIZE

2.0 acres

OCP LAND USE DESIGNATION

Urban Residential (Major Corridor)

APPLICATION STATUS

Yet to be submitted

CURRENT USE


Tenanted detached house


PROPERTY TAXES


\$21,040.22 (2025)




Highlights

 2.0 acre parcel

 OCP designation supports townhome development

 Preliminary site plan shows potential for 39 townhomes

 Sanitary, drainage and water services all at the property

For sale by Court Order

11523 236 Street
Maple Ridge, BC

Development potential

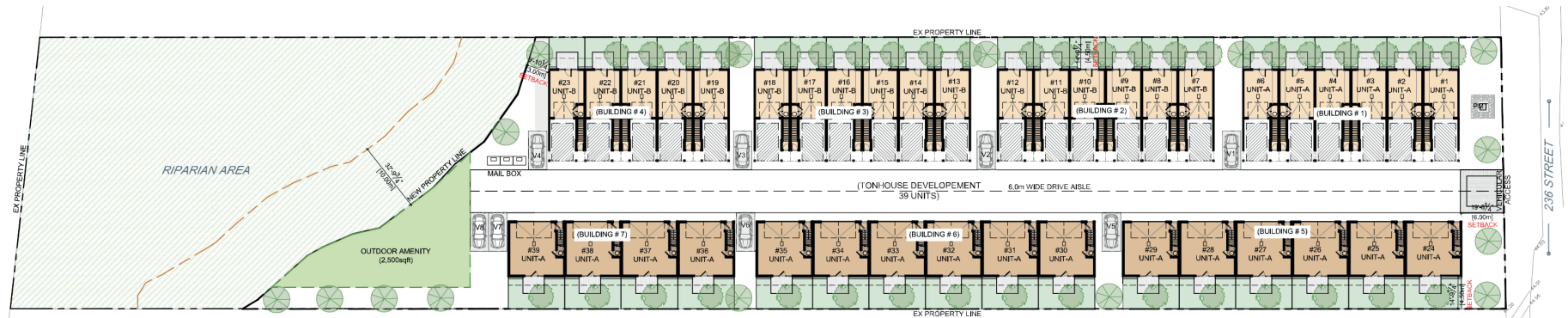
The 2 acre subject property is designated Urban Residential in Maple Ridge's Official Community Plan and its position on a Major Corridor increases its potential to also include townhomes, in addition to SSMUH.

Current zoning is RS-3 so future development will be subject to rezoning and development permit applications.

Additionally, the OCP designates the western portion of the property as Conservation, which reduces the developable area.



Preliminary site plan



Key metrics



39 units

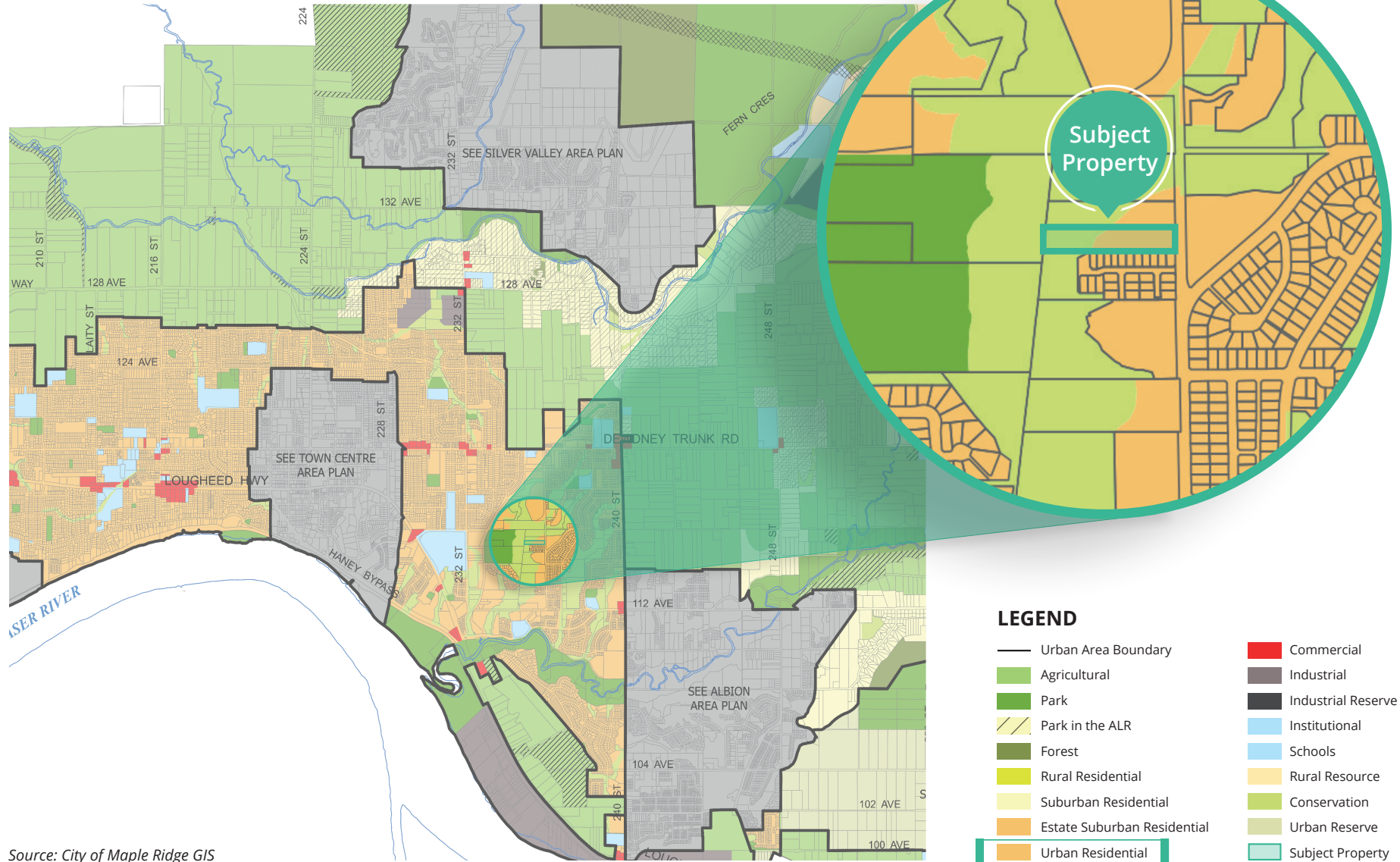


63,016 buildable square feet



1,616 sf average unit size

Land use map

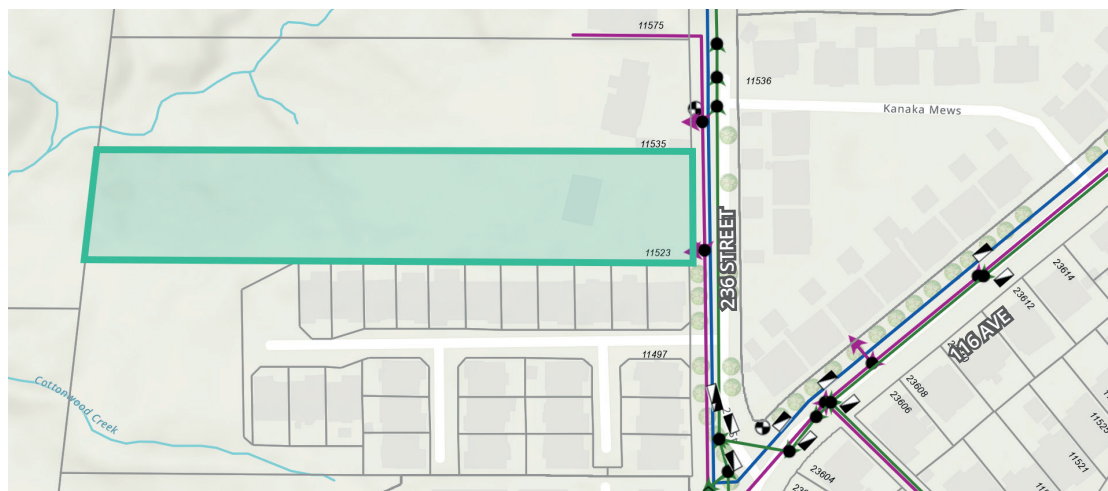


Source: City of Maple Ridge GIS

For sale by Court Order

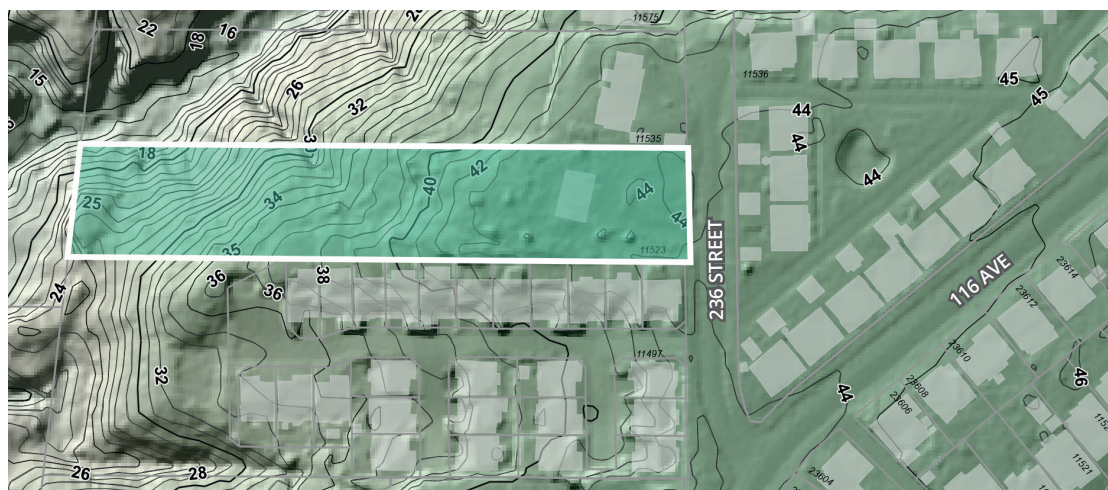
11523 236 Street
Maple Ridge, BC

Existing Services



Source: City of Maple Ridge GIS

Topography



Source: City of Maple Ridge GIS

Court ordered sale

All offers are subject to approval by the Supreme Court of British Columbia.

Available documentation

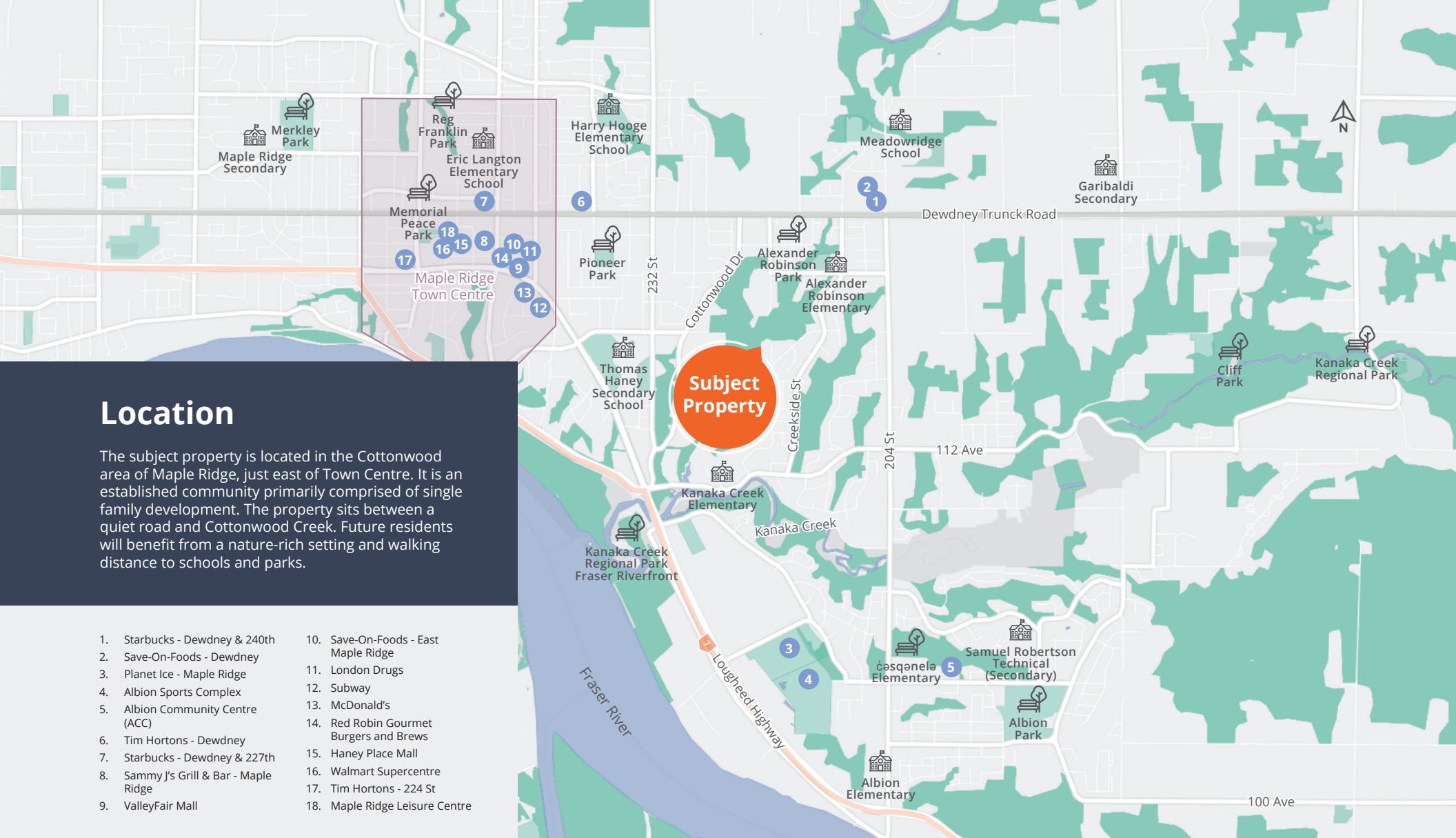
Contact the listing agent for access to the data room of additional information including:

- Site Plan
- Zoning
- Land Use
- Tax Report

...and more

Asking price

Contact listing agent for price guidance.



Location

The subject property is located in the Cottonwood area of Maple Ridge, just east of Town Centre. It is an established community primarily comprised of single family development. The property sits between a quiet road and Cottonwood Creek. Future residents will benefit from a nature-rich setting and walking distance to schools and parks.

- | | |
|--|---|
| 1. Starbucks - Dewdney & 240th | 10. Save-On-Foods - East Maple Ridge |
| 2. Save-On-Foods - Dewdney | 11. London Drugs |
| 3. Planet Ice - Maple Ridge | 12. Subway |
| 4. Albion Sports Complex | 13. McDonald's |
| 5. Albion Community Centre (ACC) | 14. Red Robin Gourmet Burgers and Brews |
| 6. Tim Hortons - Dewdney | 15. Haney Place Mall |
| 7. Starbucks - Dewdney & 227th | 16. Walmart Supercentre |
| 8. Sammy J's Grill & Bar - Maple Ridge | 17. Tim Hortons - 224 St |
| 9. ValleyFair Mall | 18. Maple Ridge Leisure Centre |

Contact for more information

Mike Harrison*
 Principal, Development Land Sales
 604 626 9547
 mike.harrison@avisonyoung.com

**Mike Harrison Personal Real Estate Corporation*

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2026 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young").

