

**FOR SALE**

# **3.44 Acres - Third Reading Approved Development Opportunity**

**9 Duplex Lots | Prime Infill Maple Ridge Location**

—  
24266 110 Avenue, Maple Ridge, BC



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# 24266 110 AVENUE

Maple Ridge, BC

—  
An exceptional opportunity to acquire a near-ready development site in one of Maple Ridge's fastest growing residential neighbourhoods.

## EXECUTIVE SUMMARY

24266 110 Avenue has achieved Third Reading Approval from the City of Maple Ridge for subdivision into 9 duplex lots, providing an opportunity to move forward with a substantially advanced development application. The site is well positioned within an established residential area with strong demand for ground-oriented housing and family-oriented duplex product. The property offers the ability to acquire a project with significant entitlement progress already completed, reducing timeline uncertainty and allowing for efficient advancement toward final approval and construction.

## LOCATION

The subject property is situated within the Albion neighbourhood of Maple Ridge, an area that has experienced consistent residential growth as development has progressed eastward from the Town Centre. The surrounding neighbourhood is largely built out with established single-family housing, creating limited remaining infill opportunities for new ground-oriented product. The property offers convenient access to major transportation corridors including Lougheed Highway and Golden Ears Way, providing connections to Langley, Surrey, and Coquitlam. Maple Ridge also benefits from West Coast Express commuter rail access to downtown Vancouver, supporting both local residents and commuters seeking suburban housing with regional connectivity.





# INVESTMENT HIGHLIGHTS

- » Third Reading achieved
- » 9 duplex lot subdivision
- » Proposed lot sizes of 6000-7000 square feet
- » Reduced entitlement risk
- » Located in established residential area
- » Strong end-user demand for duplex product
- » Opportunity for near-term development

## PROPERTY DETAILS

### CIVIC ADDRESS

24266 110 Avenue, Maple Ridge, BC

### PID

002-381-451

### LEGAL DESCRIPTION

LOT 46 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 67469

### SITE AREA

3.44 Acres (149,775 Square Feet)

### PROPERTY TAXES (2025)

\$14,113.80

### CURRENT ZONING

RS-3 – (Single Detached Rural Residential)

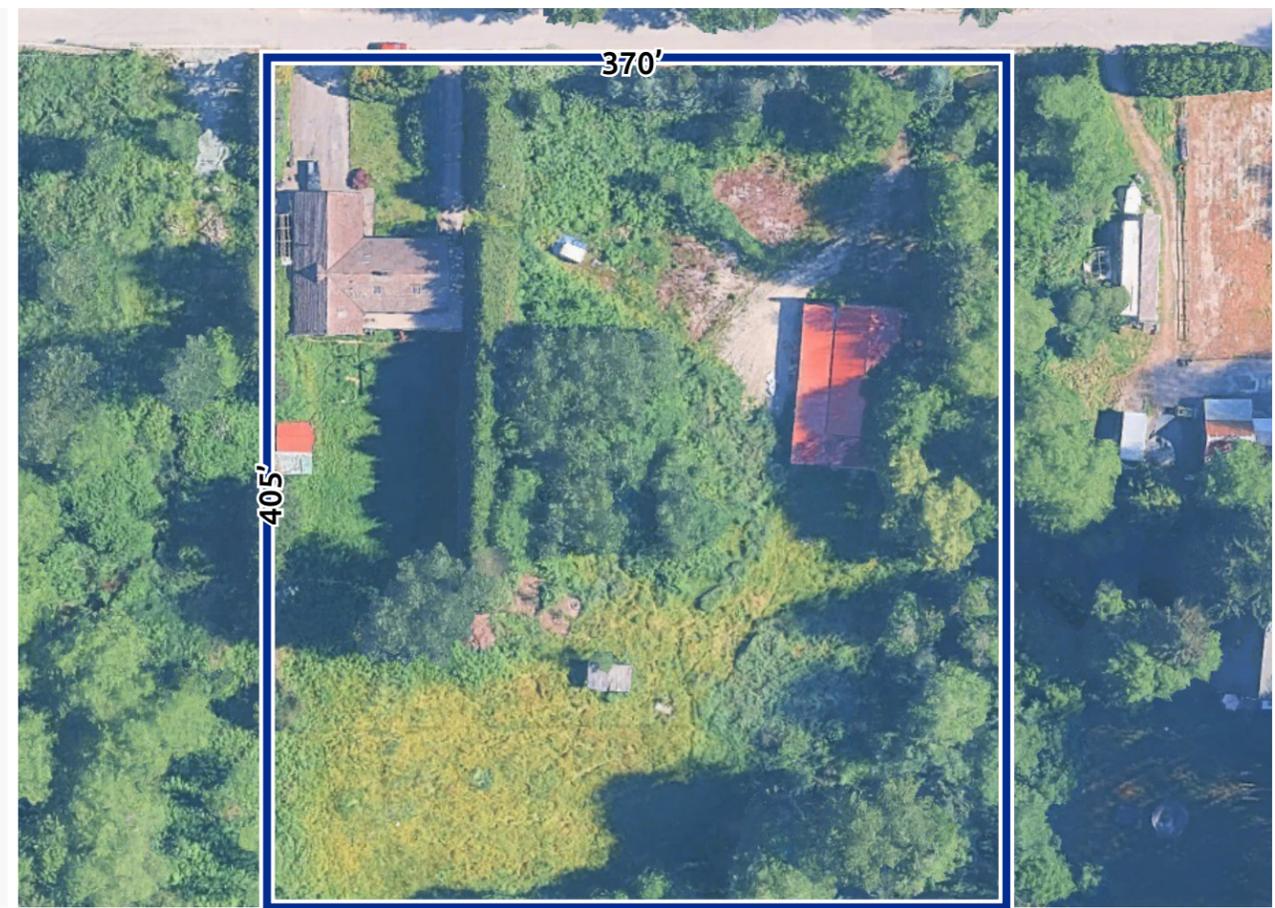
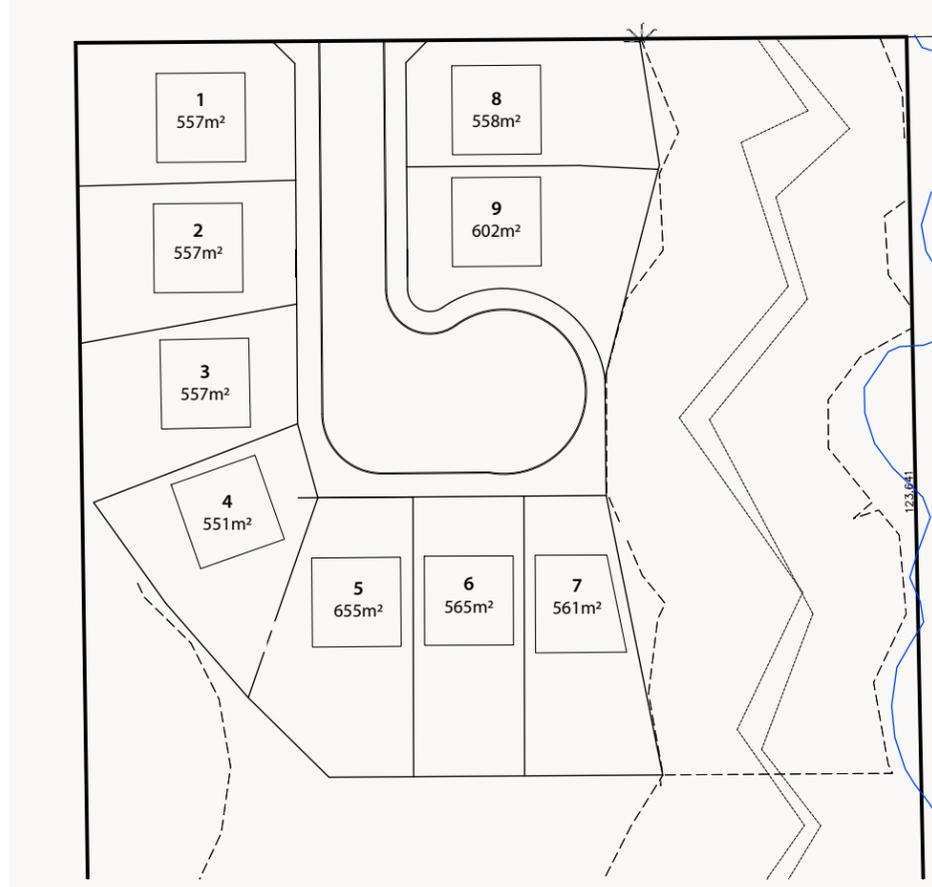
*This Zone is subject to the Albion Area Density Bonus Amenity Contribution option which provides for a Density that is consistent with the RS-1B Zone for Lots located within the Albion Area Plan. Refer to Section 402.8 (Density Bonus for Albion Area) of this Bylaw.*

### PROPOSED ZONING

RS-1D (Single Detached (Half Acre) Residential)

### ASKING PRICE

Contact listing agent for price guidance





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