

FOR SALE

1.85 - 35.48 ACRE RESIDENTIAL LAND OPPORTUNITY IN MAPLE RIDGE

ALBION FLATS

23329-23403 LOUGHEED HIGHWAY
23308 TAMARACK LANE, MAPLE RIDGE, B.C.



LARGE ALR RESIDENTIAL LOTS STARTING AT \$720,000
OPPORTUNITY TO BUILD PRIVATE ESTATE OR HOBBY FARM
CLOSE PROXIMITY TO MAPLE RIDGE TOWN CENTRE
HIGH EXPOSURE AND FRONTAGE ON LOUGHEED HIGHWAY

Marcus & Millichap

OPPORTUNITY

We are pleased to present for sale Albion Flats Lands in Maple Ridge, B.C. (the "Subject Sites"). The Subject Sites represent a rare opportunity to acquire ALR land within Maple Ridge city boundary to build private estates of hobby farms at competitive residential acreage cost base.

-  Located 5 minutes from Maple Ridge Town Centre and situated near numerous parks and other active lifestyle amenities such as Planet Ice, Albion Sports Complex, Albion Bike Park, and Thornhill Mountain Biking.
-  Competitive residential acreage cost basis - large ALR acreages starting at \$720,000.
-  Multiple size lots available from under 2 acres to over 6 acres. Ability to purchase the entire 35.48 acres or 19.3 acres of contiguous land or individual lots.
-  RS-3 and A-1 zoning permits single family residential development. All Lougheed Highway lots have highway access and are served by municipal water.
-  All properties are in the Agricultural Land Reserve.





SALIENT DETAILS

	Municipal Address	Size (AC)	Zoning	Price
1	23308 Tamarack Lane	5.54	RS-3 Single Detached Rural Residential	\$2,190,000
2	23329 Lougheed Hwy	2.31	RS-3 Single Detached Rural Residential	\$910,000
3	23337 Lougheed Hwy	3.27	RS-3 Single Detached Rural Residential	\$1,290,000
4	23351 Lougheed Hwy	2.84	RS-3 Single Detached Rural Residential	\$1,120,000
5	23367 Lougheed Hwy	3.39	RS-3 Single Detached Rural Residential	\$1,340,000
6	23381 Lougheed Hwy	3.55	RS-3 Single Detached Rural Residential	\$1,400,000
7	23397 Lougheed Hwy	1.85	RS-3 Single Detached Rural Residential	\$720,000
8	23403 Lougheed Hwy	2.13	RS-3 Single Detached Rural Residential	\$840,000
9	23443 Lougheed Hwy	6.02	A-1 Small Holding Agricultural / Land Use Contract	\$2,380,000
10	23477 Lougheed Hwy	4.60	RS-3 Single Detached Rural Residential	\$1,820,000

SURROUNDING AREA



LOCATION HIGHLIGHTS

ALBION FLATS, MAPLE RIDGE

Albion Flats in Maple Ridge is a unique blend of agricultural heritage and developing urban amenities. The various ALR land in the area supports diverse agricultural activities, while ongoing discussions about future development aim to balance growth with environmental sustainability. The area's accessibility, community amenities, and natural beauty make it a valued part of Maple Ridge.



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