



FOR SALE

20645 Maple Crescent, Maple Ridge



VACANT LAND FOR SALE

For more information, please contact

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Personal Real Estate Corporation

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OFFICE FOR LEASE

Executive Summary

LOCATION

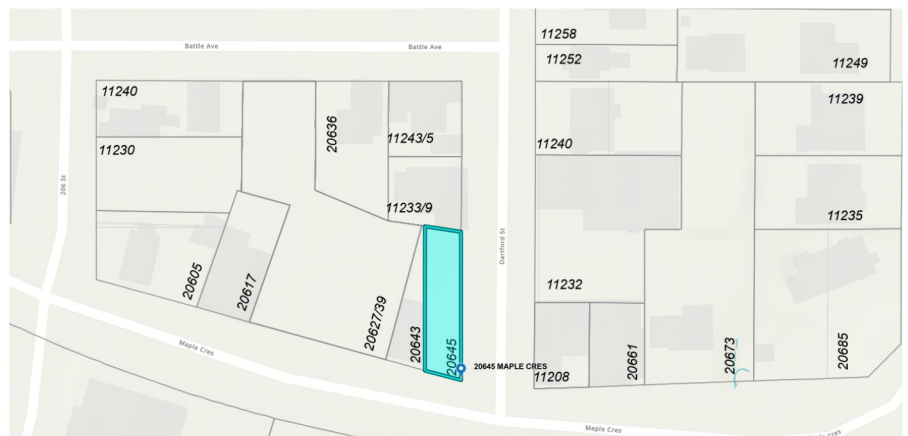
This property is strategically located in Hammond Village, a well established neighbourhood in southwest Maple Ridge. The property is situated within an established mixed-use community with a combination of residential, commercial and service oriented uses in the immediate area. Its location provides convenient access to Maple Crescent, 207 Street and major east-west transportation routes, including Lougheed Highway and Dewdney Trunk Road.

OPPORTUNITY

An opportunity to acquire a strategically located piece of Hammond Village with the potential to participate in the area's next phase of growth. Ideal for developers, investors and buildings looking to explore a variety of future-use concepts in a well-established Maple Ridge location, subject to City of Maple Ridge approvals, including commercial, retail, professional services and potential mixed-use/residential components.

PROPERTY DETAILS:

PID	004-439-031
Legal Description	Legal East Half Lot 789 DL 278 Group 1 NWD Plan 11
Zoning	H-2 Hammond Village
Site Area	3,607 sqft
Property Taxes	\$3,542.87 (2026)
PRICE:	\$650,000.00



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