

For Sale

Lot 13 102 Avenue
Maple Ridge , BC



9.67 acres of future development land in Thornhill

Mike Harrison*

Principal, Development Land Sales

604 626 9547

mike.harrison@avisonyoung.com

**Mike Harrison Personal Real Estate Corporation*

Gord Robson*

Principal

604 647 1331

gord.robson@avisonyoung.com

**Gord Robson Personal Real Estate Corporation*

**AVISON
YOUNG**

For sale

Lot 13 102 Avenue
Maple Ridge, BC

Opportunity summary

This offering is an opportunity to acquire a 9.67 acre parcel of future development land in Maple Ridge's Thornhill Urban Area.

The property is vacant land, clear, gently sloped and farm status reduces holding costs.

Located on the west end of the Thornhill area, on 102 Avenue at approximately 250th Street, it is within close proximity to existing development, schools, parks and amenities to the west.

Salient information

PROPERTY ADDRESS

Lot 13 102 Avenue, Maple Ridge

PID

012-037-745

SITE SIZE

9.67 acres

CURRENT ZONING

A-2 (Upland Agricultural)

CURRENT USE


Vacant land with honey bees

OCP LAND USE DESIGNATION


Urban Reserve




Highlights

 9.67 acre parcel

 Current zoning permits single family home with accessory dwelling

 Located on west side of Thornhill future development area

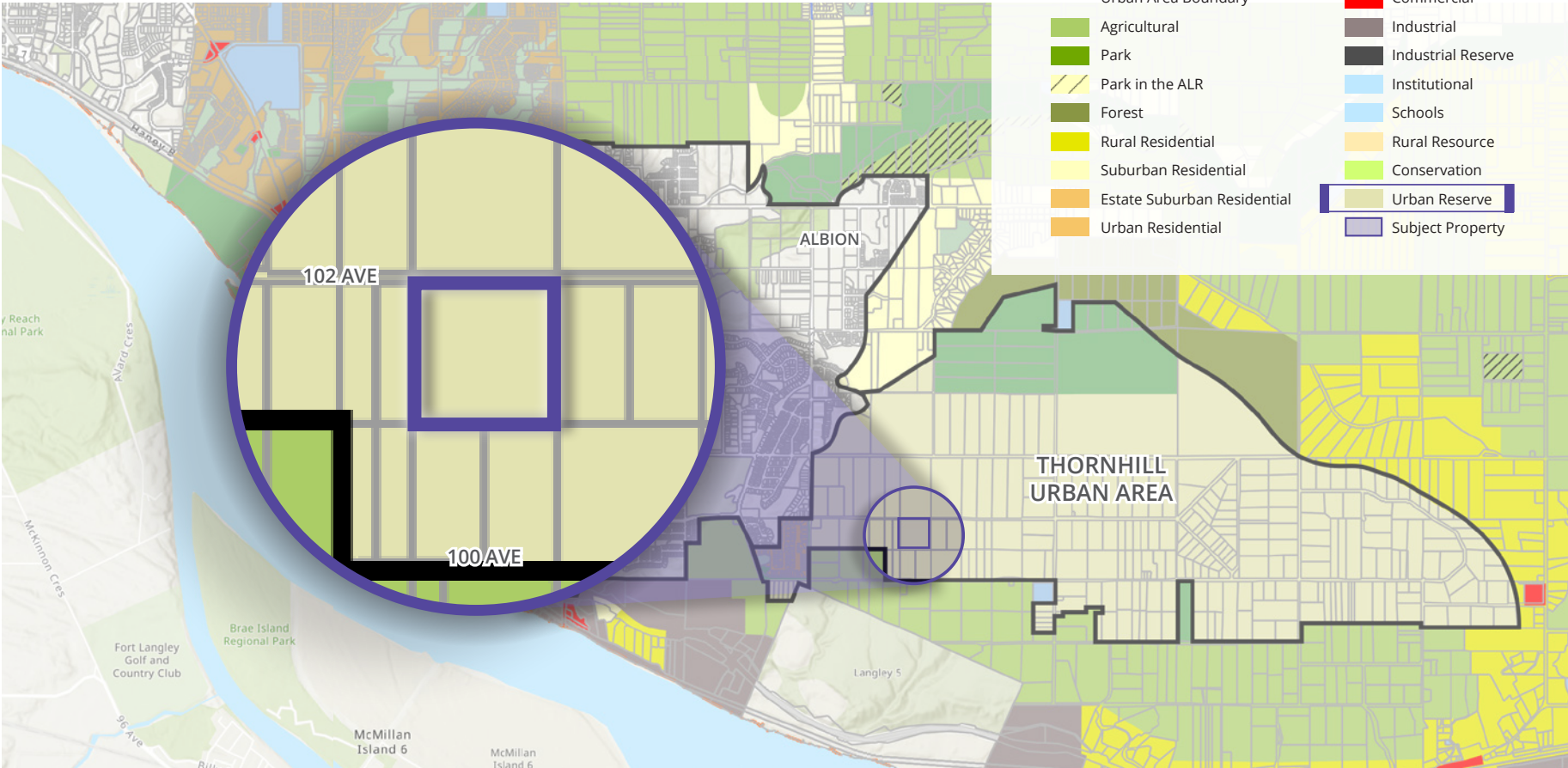
 Reduced holding cost due to farm status

Development potential

The 9.67 acre subject property is located in the Thornhill Urban Area which is an area identified for future development. For the time being, the OCP designates the property Urban Reserve, until such time the Thornhill neighbourhood plan is created.

The property is mostly clear of trees, only gently sloping and appears to be free of watercourses, although no third party studies have been done at this time.

Land use map

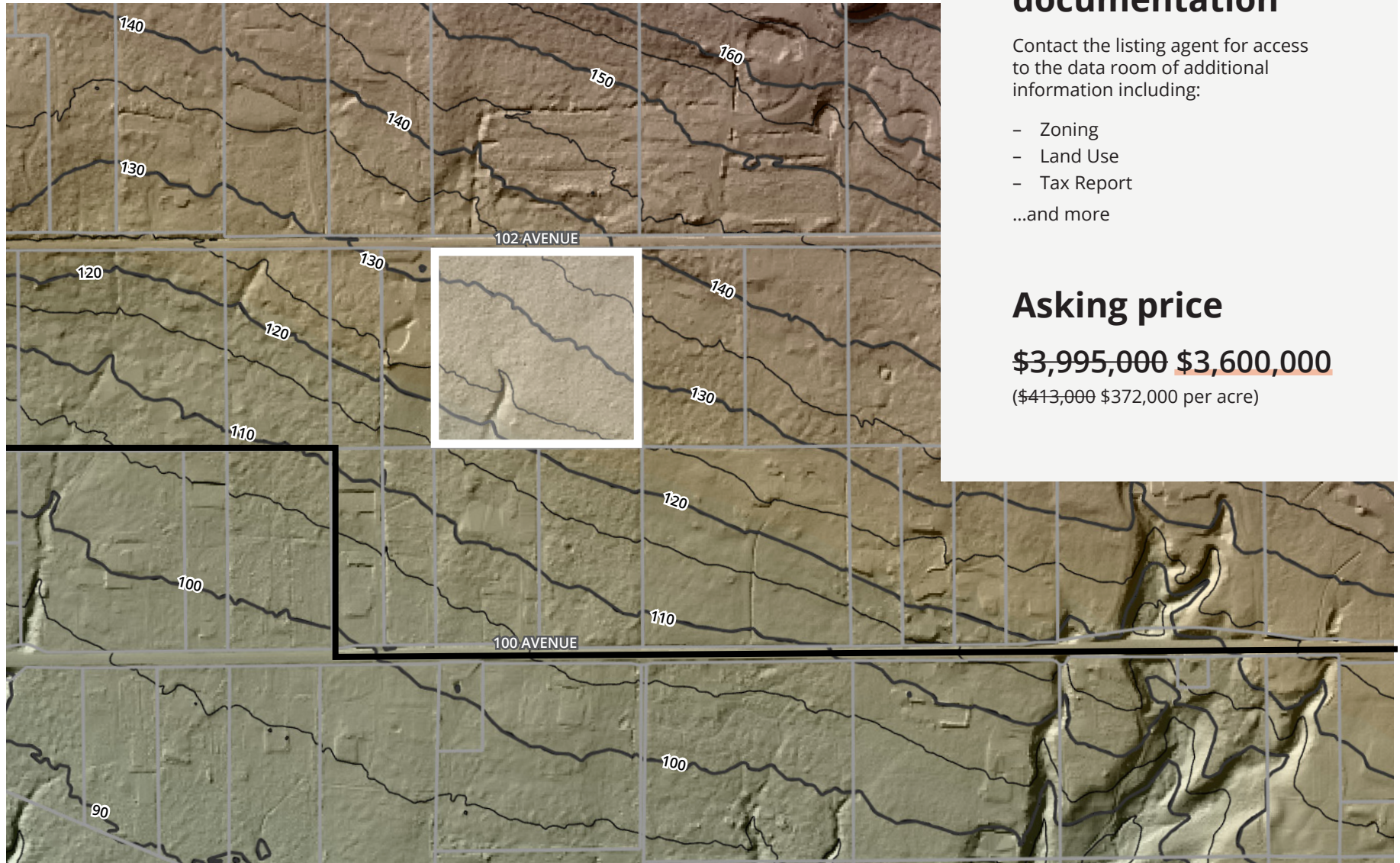


Source: City of Maple Ridge GIS

For sale

Lot 13 102 Avenue
Maple Ridge, BC

Topography



Available documentation

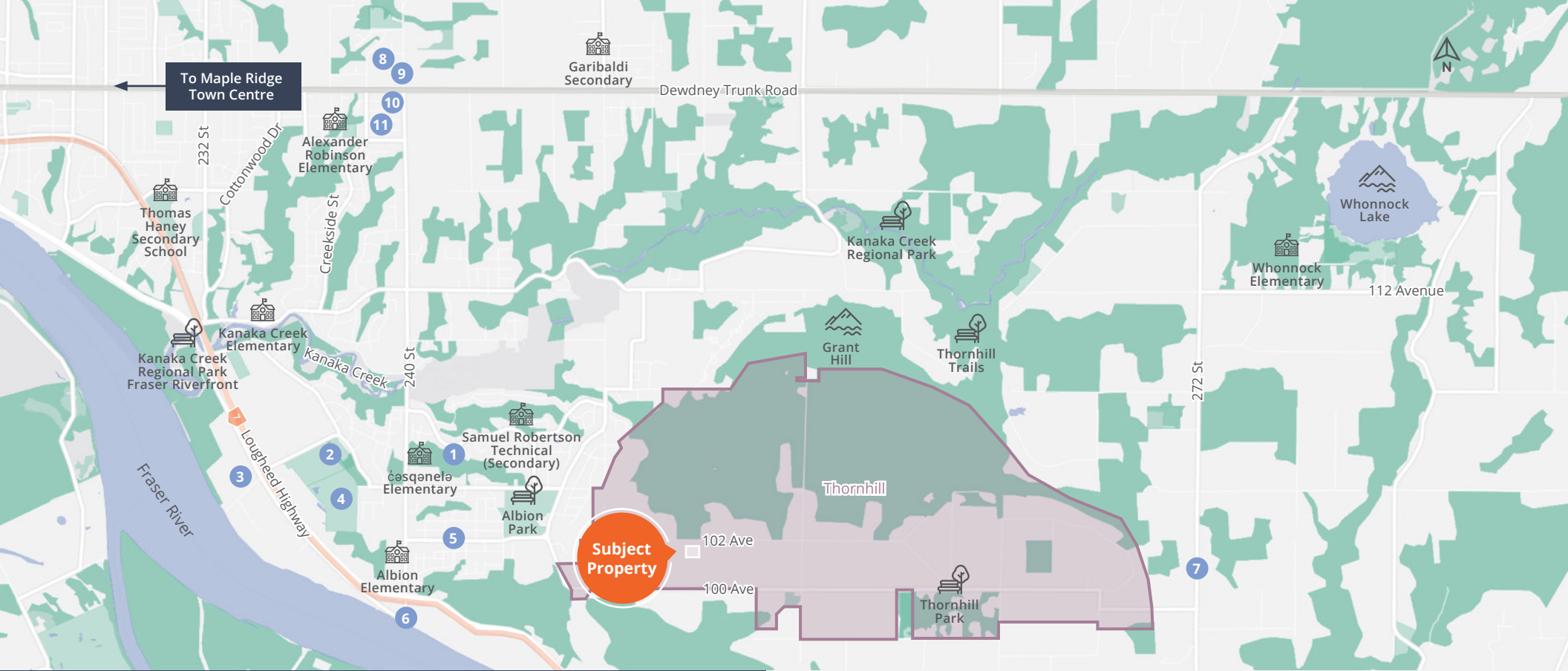
Contact the listing agent for access to the data room of additional information including:

- Zoning
 - Land Use
 - Tax Report
- ...and more

Asking price

~~\$3,995,000~~ **\$3,600,000**

(\$413,000 \$372,000 per acre)



Location

The subject property is located on the west side of the Thornhill Urban Area, within close proximity to the recently developed Albion area. As a result, there are many schools, parks, trails and other natural amenities close by. Lougheed Highway to the south provides access throughout the region.

1. Albion Community Centre
2. Planet Ice
3. Ronny's Bistro
4. Albion Sports Complex
5. Kanaka Creek Coffee
6. Kingfishers Waterfront Bar & Grill
7. Sunflower Cafe
8. Save-On Foods
9. Starbucks
10. Tim Hortons
11. Maple Ridge Shopping Centre

Contact for more information

Mike Harrison*

Principal, Development Land Sales
604 626 9547

mike.harrison@avisonyoung.com

**Mike Harrison Personal Real Estate Corporation*

Gord Robson*

Principal
604 647 1331

gord.robson@avisonyoung.com

**Gord Robson Personal Real Estate Corporation*

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

avisonyoung.ca

