

FOR SALE

3RD READING TOWNHOUSE SITE IN MAPLE RIDGE

23183 136 Avenue
Maple Ridge, BC



LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 3.50 acres
- 54 unit townhouse site at 3rd reading
- Located in Silver Valley in Maple Ridge
- Asking price: ~~\$10,900,000~~ \$9,400,000

*For more information
PLEASE CONTACT:*

Mike Harrison
Personal Real Estate Corporation
d 604.668.5993
c 604.626.9547
mike@FLRE.ca

Justin Mitchell
Personal Real Estate Corporation
o 604.687.8300
justin@FLRE.ca

FLRE.ca

FOR SALE

3RD READING TOWNHOUSE SITE IN MAPLE RIDGE

OPPORTUNITY

This offering represents an opportunity to acquire a 3.5 acre townhouse site, at 3rd Reading, in a premium neighbourhood of Maple Ridge. As the surrounding area is primarily single family development, the Silver Valley neighbourhood is severely under supplied for townhouses. The compact units with side-by-side garages provide a price-point not commonly available in this area of Silver Valley and are a unit type proven to outperform most townhouse housing forms in both absorption and selling price per square foot.

DEVELOPMENT POTENTIAL

The development application on the site has received 3rd Reading for 54 townhouses. The site is comprised entirely of townhouses with side-by-side garages and with a gentle slope to the west, should provide views for most units.

Floor Plan Type	Size (square feet)	Quantity
A	1,218 - 1,341	43
B	1,750 - 1,801	9
C	2,404 + basement	2

PRELIMINARY SITE PLAN



RENDERINGS



FOR MORE INFORMATION CALL 604.687.8300

FOR SALE

3RD READING TOWNHOUSE SITE IN MAPLE RIDGE

23183 136 Avenue
Maple Ridge, BC

PROJECT DOCUMENTATION

The following additional information pertaining to development and feasibility is available upon request:

- Architectural Drawings
- Arborist Report
- Environmental Report
- Geotechnical Report
- And more...

Please contact the listing agents to obtain access to the data room containing the above documents.

PROPERTY DETAILS

Address: 23183 136 Avenue, Maple Ridge

PID: 030-125-031

Size: 3.50 Acres

Taxes: \$14,173.99 (2018)

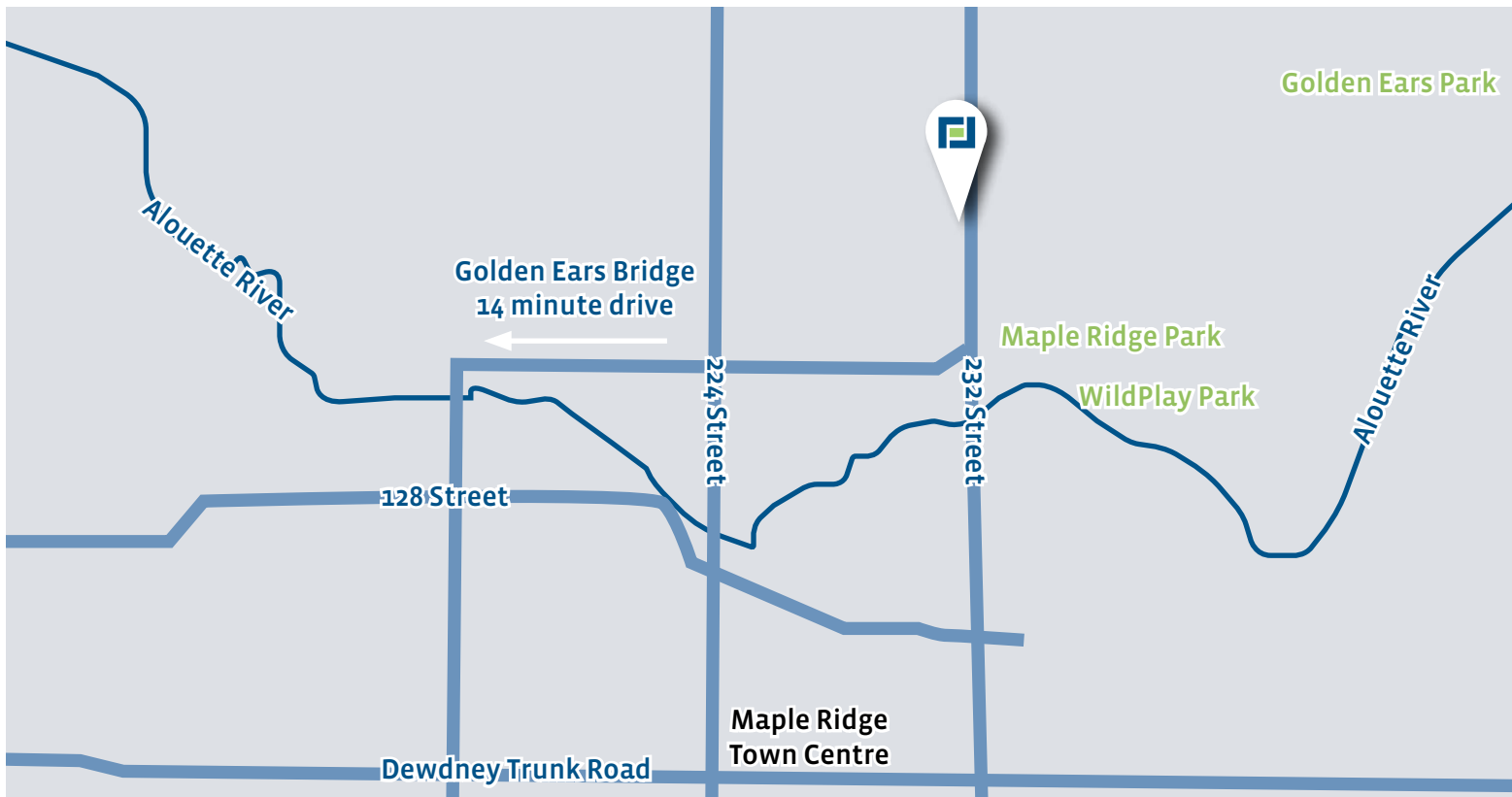
ASKING PRICE

~~\$10,800,000~~ \$9,400,000

LOCATION

The subject site is located in the Silver Valley sub-neighbourhood of Maple Ridge on the north side of the Alouette River. Silver Valley is known for premium single family neighbourhoods, stunning views and access to an enormous trail network. While on the perimeter of Maple Ridge, the subject site is only a 9 minute drive to the town centre of Maple Ridge for all amenities and a 10 or 14 minute drive to Lougheed Hwy or the Golden Ears Bridge for efficient access to all of Metro Vancouver.

LOCATION MAP



FRONTLINE

REAL ESTATE SERVICES

Justin Mitchell *Personal Real Estate Corporation* and Mike Harrison are development land experts and licensed Realtors that specialize in the marketing and sale of residential development land in the Fraser Valley. This focused approach allows them to spend their time in one segment of the market, building stronger relationships and maximizing their expertise.



JUSTIN MITCHELL
Personal Real Estate Corporation
Partner | Land & Investment
justin@FLRE.ca



MIKE HARRISON
Personal Real Estate Corporation
Land & Investment Sales
mike@FLRE.ca | d. 604.668.5993

Justin and Mike are supported by a team of specialists who share resources, collaborate and are incentivized to work together. The result is more up-to-date market information, better qualified opportunities, and continuous improvement.



MEGAN JOHAL
Client Service Coordinator
Fraser Valley



ANDE KURIC
Director of Marketing



OWEN YATES
Personal Real Estate Corporation
Partner | Land & Investment
North of the Fraser



ADAM LAWRENCE
Land & Investment Sales
North of the Fraser



KERRIANN REIMER
Client Service Coordinator
North of the Fraser



DANIELLE REED
Personal Real Estate Corporation
VP | Project Marketing

Frontline Real Estate Services Ltd. is a full-service real estate agency offering real estate broker and marketing services across the Fraser Valley and suburban Metro Vancouver.

Come visit us at our office, conveniently located on 200th Street right off Highway 1.

160 - 8621 201 Street
Langley, BC V2Y 0G9
o 604.687.8300
f 604.687.8322
www.FLRE.ca



E.&O.E: This document/email has been prepared by Frontline Real Estate Services Ltd. for advertising and general information only. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Frontline Real Estate Services Ltd. Any interested party should undertake their own inquiries as to the accuracy of the information. Frontline Real Estate Services Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

LOCAL FOCUS. POWERFUL RESULTS.