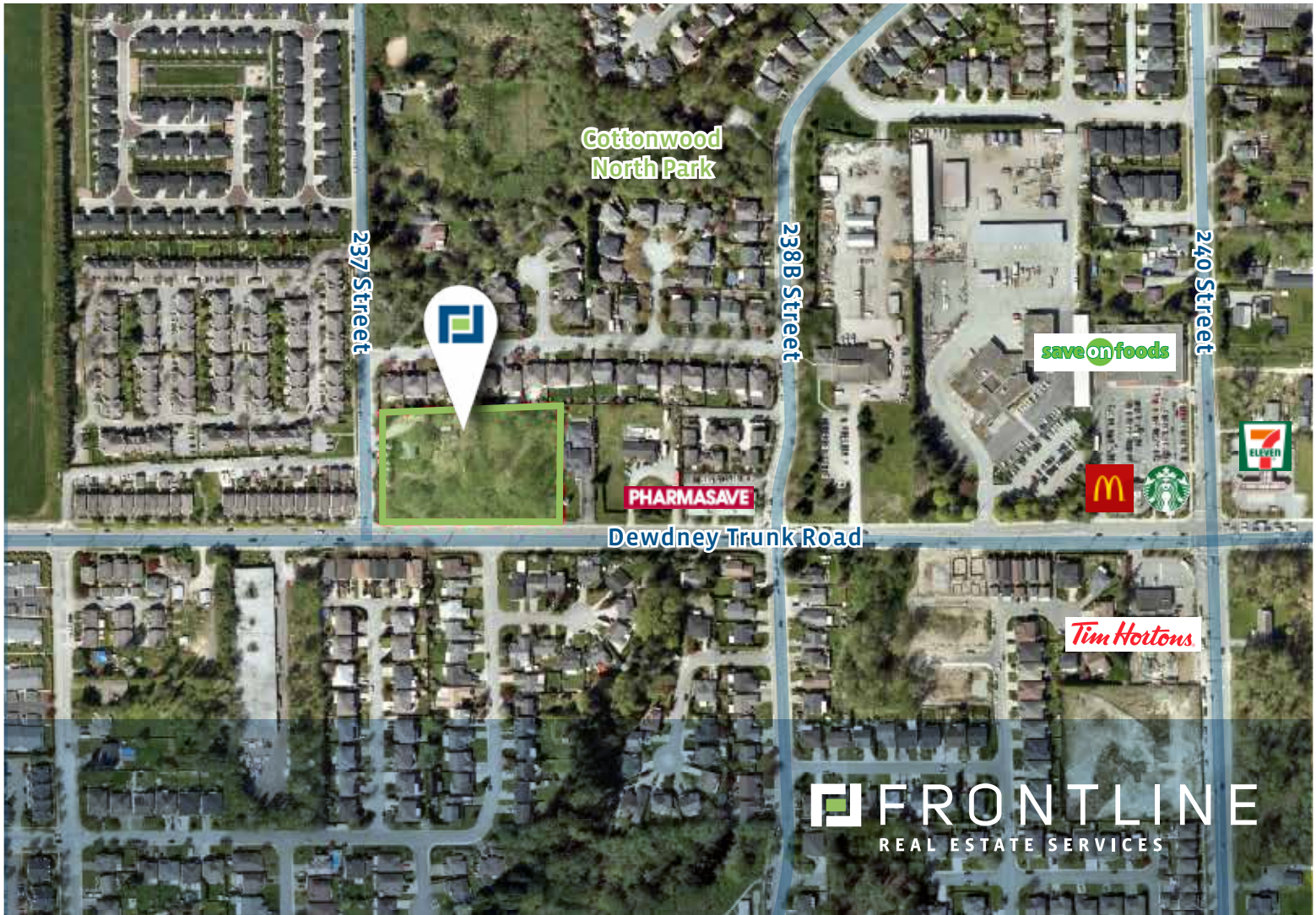


FOR SALE

2.16 ACRE BUILD-READY TOWNHOME SITE

12018 237 Street
Maple Ridge, BC



LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 2.16 acres net (2.49 acres gross)
- Approved application for 41 townhomes
- Located in the Haney Urban Area of Maple Ridge
- Asking price: \$7,900,000

For more information
PLEASE CONTACT:

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

Adam Lawrence
d 604.495.8794
c 604.999.4906
adam@FLRE.ca

FLRE.ca

FOR SALE

2.16 ACRE BUILD-READY TOWNHOME SITE

12018 237 Street
Maple Ridge, BC

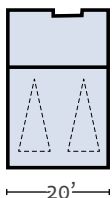
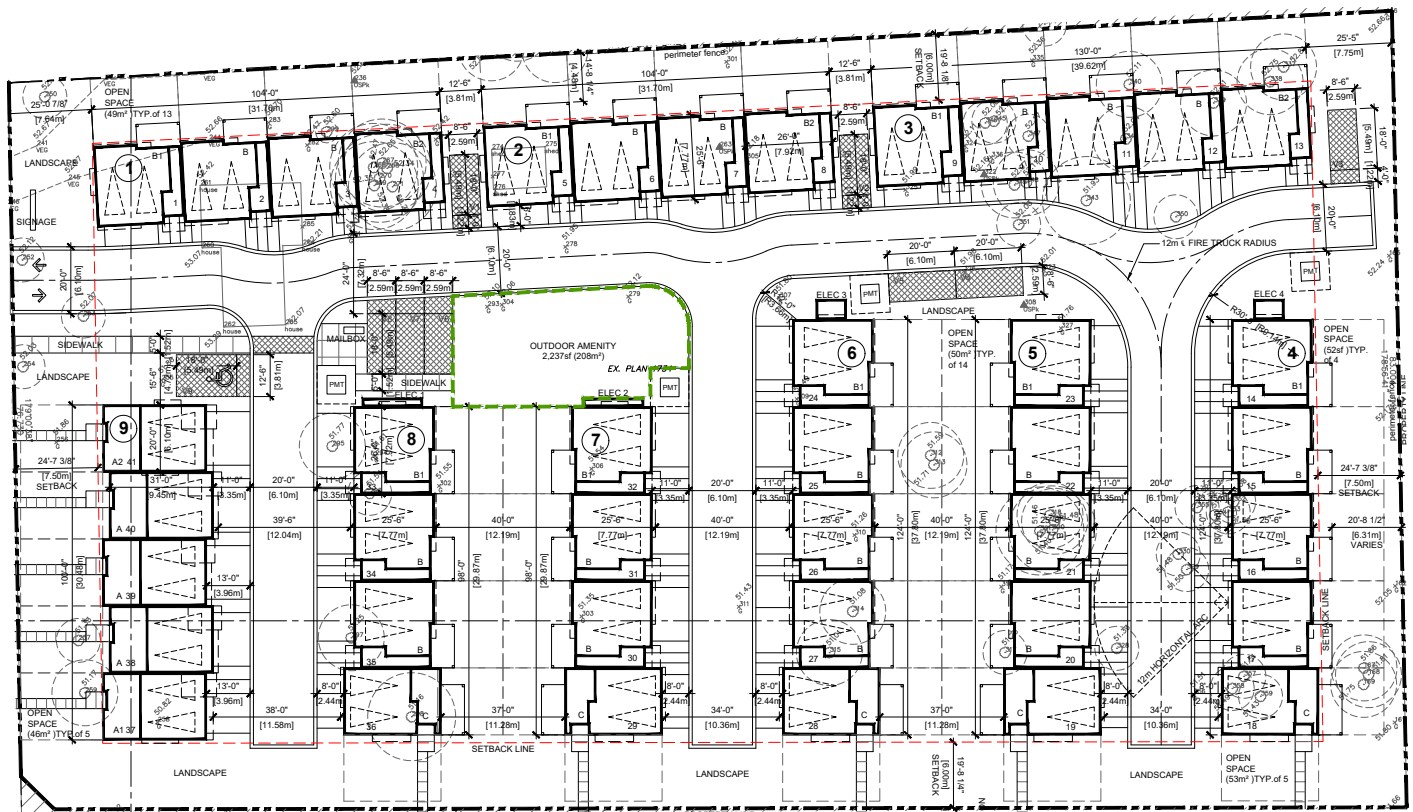
OPPORTUNITY

This offering presents an opportunity to secure a ready-to-build, infill, townhome development site in a proven neighbourhood of Maple Ridge. With approvals in place for 41 townhomes and building permits being prepared for submission, rezone risk is eliminated and construction can begin almost immediately.

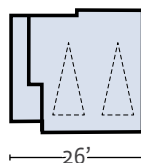
DEVELOPMENT POTENTIAL

The development application for 41 townhomes has been fully approved and the applicant is preparing to submit building permits. The 41 townhomes, thoughtfully designed by Focus Architecture, are 100% side-by-side garages with a unit size ranging from 1,356 to 1,490 square feet. These small, side-by-side units consistently outperform other townhome unit types offering higher utility for low quantum purchase prices. The result is premium selling prices per square foot and faster absorption.

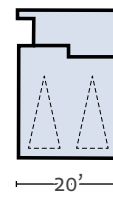
SITE PLAN & UNIT MIX



Unit Type: A
3 Bed + Flex
1,457 - 1,490 sf
Quantity: 5



Unit Type: B
3 Bed
1,356 - 1,374 sf
Quantity: 31



Unit Type: C
3 Bed
1,400 sf
Quantity: 5

FOR MORE INFORMATION CALL 604.687.8300

FOR SALE

2.16 ACRE BUILD-READY TOWNHOME SITE

12018 237 Street
Maple Ridge, BC

DUE DILIGENCE MATERIAL

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

- Architectural Drawings
- Servicing Cost Estimate
- Arborist Report
- Geotechnical Report
- And more

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

PROPERTY DETAILS

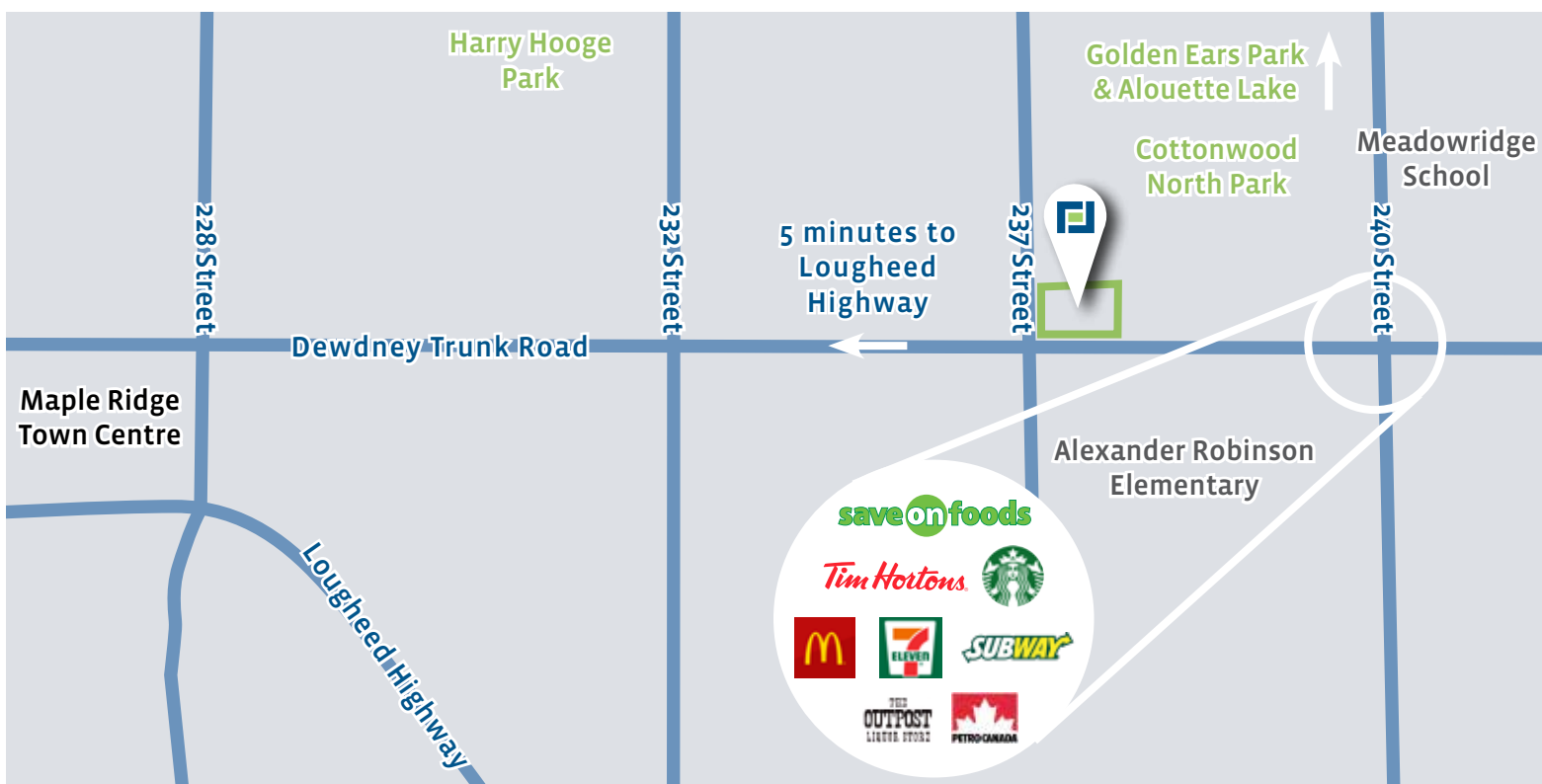
- Address: 12018 237 Street
- PID: 030-815-185
- Size: 2.16 acres net, 2.49 acres gross

ASKING PRICE

Asking price: \$7,900,000

LOCATION

The subject site is located on the east side of the Haney Urban Area, just outside the congestion of Town Centre, and within walking distance to a neighbourhood commercial node that contains a myriad of amenities, including grocery, pharmacy, a coffee shop, liquor store, and more. Lougheed Highway is only a 5 minute drive away, providing access to surrounding municipalities and major routes.



FRONTLINE

REAL ESTATE SERVICES

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



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

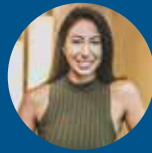


ADAM LAWRENCE
Development Land Sales
adam@FLRE.ca | d. 604.495.8794

Mike and Adam 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.



JUSTIN MITCHELL
Personal Real Estate Corporation
Partner | Development Land



MEGAN JOHAL
Client Service Coordinator



ANDE KURIC
Director of Marketing



DANIELLE REED
Personal Real Estate Corporation
President & Executive Director
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.

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