

## DEVELOPMENT OPPORTUNITY - 10 LOT SUBDIVISION - SHOVEL READY!

Rare opportunity in West Maple Ridge

SUBJECT PROPERTY

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# OPPORTUNITY

This is your chance to secure a premier development site in the sought-after West Maple Ridge neighborhood, offering exceptional potential for builders and developers. The site is fully approved for a ten-lot subdivision, ensuring a seamless transition into servicing and construction. With an average lot size of approximately 4,300 square feet, this project is perfectly designed to meet market demand for modern, spacious homes that allow legal suites in a thriving community.

Opportunity to create a private, gated enclave where each lot fronts onto a picturesque greenbelt, providing unparalleled privacy and a serene natural backdrop. This unique setting, combined with West Maple Ridge's reputation as one of the area's most desirable locations, guarantees strong buyer appeal and a lucrative return on investment. Don't miss this rare opportunity to bring your vision to life in a high-demand area primed for success.

Currently held under 3 separate residential properties with 3 separate titles.

# SALIENT DETAILS

## PROPERTY #1

ADDRESS: 20679 Tyner Ave, Maple Ridge  
PID: 008-892-563  
LEGAL: LOT 14, PLAN NWP26346, DISTRICT LOT 241, GROUP 1, NEW WESTMINSTER LAND DISTRICT  
SITE AREA: 1.5 Acres

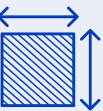
## PROPERTY #2

ADDRESS: 20660 123 Ave, Maple Ridge  
PID: 001-987-682  
LEGAL: LOT F, PLAN NWP17056, DISTRICT LOT 241, GROUP 1, NEW WESTMINSTER LAND DISTRICT  
SITE AREA: 0.39 Acres

## PROPERTY #3

ADDRESS: 20670 123 Ave, Maple Ridge  
PID: 002-249-006  
LEGAL: LOT G, BLOCK 5, PLAN NWP17056, DISTRICT LOT 241, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP7229  
SITE AREA: 0.38 Acres

# HIGHLIGHTS



Average lot size of approx. 4,300 SF



Prime Location in West Maple Ridge - the city's most desirable neighborhood!



DP Ready, save time and money and begin servicing and construction much sooner!



Under the old DCC bylaws - save money and have a competitive advantage against future subdivisions!

Price: \$3,999,900





**123rd AVENUE**



**SITE PLAN**





# LOCATION

West Maple Ridge is a vibrant community that offers the perfect balance of natural beauty, urban convenience, and small-town charm. With easy access to the Golden Ears Bridge, this location provides seamless connectivity to neighboring cities, making it a favorite for families and professionals alike. Local amenities abound, including Meadowtown Shopping Centre for retail and dining options, and premier golf courses like the Meadows at Pemberton, offering recreation just minutes from home. This neighborhood is also home to an array of parks and outdoor spaces, making it ideal for families who value an active lifestyle.

For commuters, the West Coast Express is a game-changer, providing stress-free access to downtown Vancouver while still enjoying the peaceful suburban setting. Families will appreciate the excellent schools and community-focused vibe, with safe streets and welcoming neighbors. Whether you're drawn to its accessibility, amenities, or livability, West Maple Ridge delivers an unparalleled lifestyle in a prime Fraser Valley location.



# SITE AERIALS

SUBJECT PROPERTY





# SITE AERIALS

SUBJECT PROPERTY





# NEIGHBORING SITE





An aerial photograph of a suburban neighborhood. In the foreground, a large, mostly empty asphalt parking lot with white parking lines is visible. To the right of the parking lot, a semi-circular paved area, possibly a driveway or a small parking loop, contains a few parked cars. Surrounding these paved areas are several large, modern houses with multiple stories, gabled roofs, and dark-colored roofs. The houses are set back from the street with green lawns and some landscaping. In the background, more houses and trees are visible, along with a road that runs horizontally across the middle of the image. The overall scene depicts a quiet residential area.

NEIGHBORING SITE





**SAT SWAICH PREC\***

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