

# FOR SALE

23329-23403 LOUGHEED HIGHWAY &  
23308 TAMARACK LANE, MAPLE RIDGE, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**Affordable Large Acreages – Build Your Dream Home & Hobby Farm Today!**  
**8 Individual Lots Ranging from 1.83 to 5.53 Acres**

Chris McIntyre  
Personal Real Estate Corporation  
D 604.630.3392 C 604.889.0699  
chris.mcintyre@lee-associates.com

Steve Caldwell  
Personal Real Estate Corporation  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

Ryan Barichello  
D 604.630.3371 C 604.889.4146  
ryan.barichello@lee-associates.com

PROUDLY CELEBRATING  
**50**  
YEARS IN BUSINESS



# FOR SALE | INDIVIDUAL OR COMBINATION OF LOTS AVAILABLE 23329-23403 LOUGHEED HIGHWAY & 23308 TAMARACK LANE MAPLE RIDGE, BC

## Opportunity

To acquire affordable large acreages within proximity of downtown Maple Ridge, Kanaka Creek Regional Park, recreational sports facilities, Albion Fair grounds, and hiking/bike trails. These lots offer the opportunity for you to build your own private estate and/or a hobby farm on large parcels of land. If you enjoy your privacy, recreational lifestyle, and large open space, then this is an opportunity you don't want to miss.

## Location

The site is strategically located minutes from downtown Maple Ridge in the Albion Flats area of Maple Ridge. The property neighbours the Albion Fair Grounds, Albion Sports Complexes and Planet Ice via Jim Robson Way to the east.

## Zoning

The properties are currently zoned RS-3 (One Family Residential) Single family residential development and are in the Agricultural Land Reserve (ALR). Contact agent for detailed zoning information.



	Address	Lot Size (Acres)	Asking Price	Property Taxes
1)	23329 Lougheed Highway	2.308	\$909,000.00	\$4,288.48
2)	23337 Lougheed Highway	3.269	\$1,102,000.00	\$4,548.78
3)	23351 Lougheed Highway	2.838	\$963,000.00	\$4,036.09
4)	23367 Lougheed Highway	3.393	\$1,114,000.00	\$4,595.50
5)	23381 Lougheed Highway	3.551	\$1,133,000.00	\$5,185.17
6)	23397 Lougheed Highway	1.834	\$737,000.00	\$3,094.68
7)	23403 Lougheed Highway	2.128	\$766,000.00	\$3,209.93
8)	23308 Tamarack Lane	5.535	\$1,283,000.00	\$6,167.03
	<b>Total</b>	<b>24.856</b>	<b>\$8,007,000.00</b>	<b>\$35,125.66</b>





FOR SALE | INDIVIDUAL OR COMBINATION OF LOTS AVAILABLE  
**23329-23403 LOUGHEED HIGHWAY & 23308 TAMARACK LANE**  
MAPLE RIDGE, BC



Disclaimer: The Concept Drawing is for visualization purposes only, and no representation or warranty is made to suggest it can be approved or permitted and should not be relied upon without independent verification.

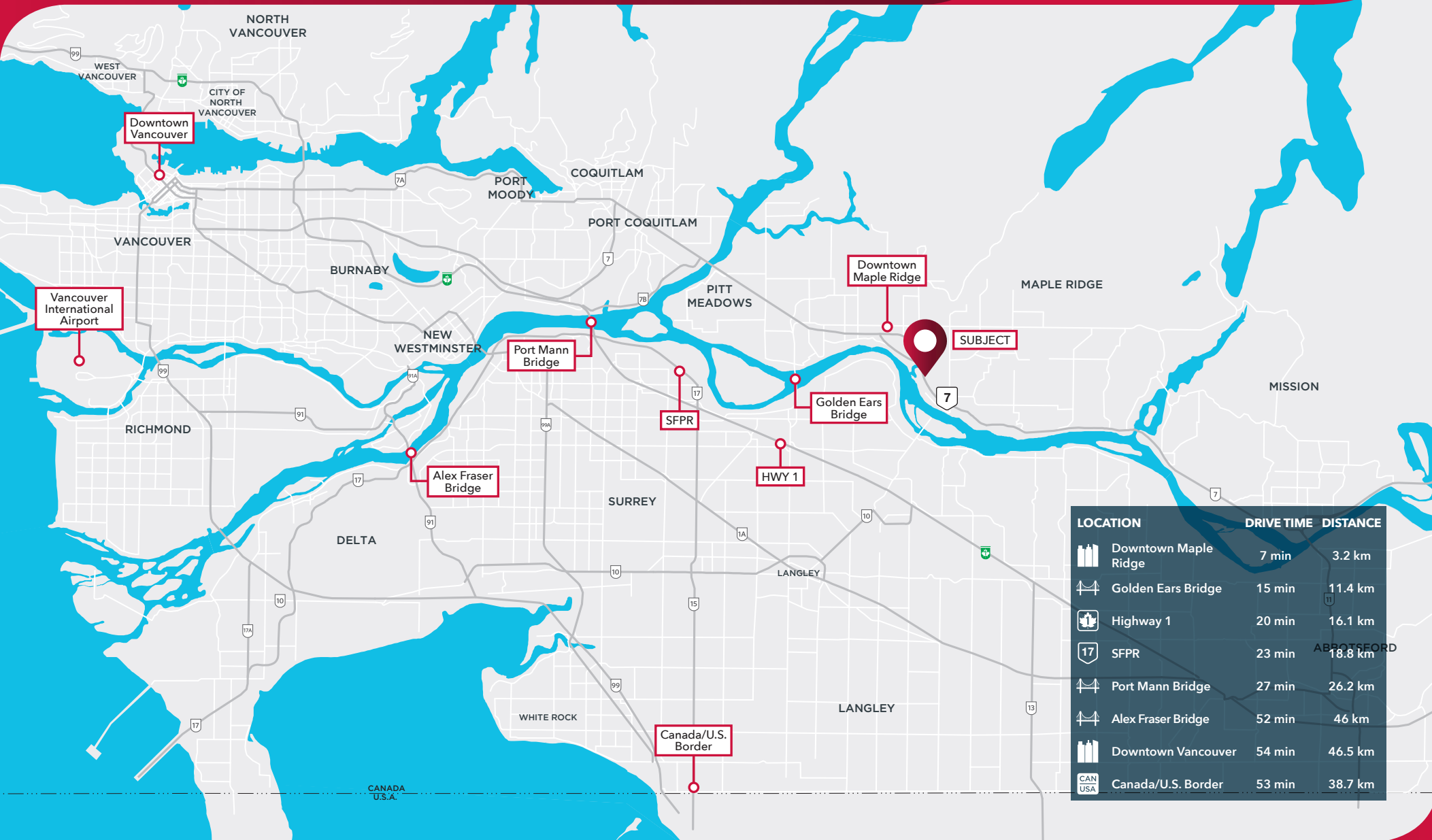


FOR SALE | INDIVIDUAL OR COMBINATION OF LOTS AVAILABLE  
**23329-23403 LOUGHEED HIGHWAY & 23308 TAMARACK LANE**  
MAPLE RIDGE, BC





FOR SALE | INDIVIDUAL OR COMBINATION OF LOTS AVAILABLE  
**23329-23403 LOUGHEED HIGHWAY & 23308 TAMARACK LANE**  
MAPLE RIDGE, BC



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. 0112 © 2021 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.