

# FOR SALE

LAND - 1 TO 8 LOTS AVAILABLE  
23329-23403 LOUGHEED HIGHWAY &  
23308 TAMARACK LANE, MAPLE RIDGE, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Individual lots ranging from 1.834 acres to 5.535 acres or up to a potential total combined area of 24.856 acres



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PROUDLY CELEBRATING  
**50**  
YEARS IN BUSINESS



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## 23329-23403 LOUGHEED HIGHWAY & 23308 TAMARACK LANE

### MAPLE RIDGE, BC

#### Opportunity

To acquire individual parcels or a combination of parcels in the Albion Flats area of Maple Ridge that offers significant upside and value in a growing suburban market. With individual lots ranging from 1.834 acres to 5.535 acres or up to a potential total combined area of 24.856 acres.

#### Location

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

#### Zoning

The properties are currently zoned RS-3 (One Family Residential) Single family residential development. They are in the Agricultural Land Reserve (ALR).

#### Area Planning

City planning staff in coordination with other departments will be making a public presentation to City Council on potential future land use and servicing for the Albion Flats area.

Demographics	1 km	3 km	5 km	10 min
Population	2,327	29,639	58,676	69,340
Median Age	39.5	39.5	41.1	41.1
Avg. Household Income	\$136,999	\$117,446	\$108,784	\$109,053
Daytime Population	1,729	23,240	44,877	55,000

Source: Environics 2019

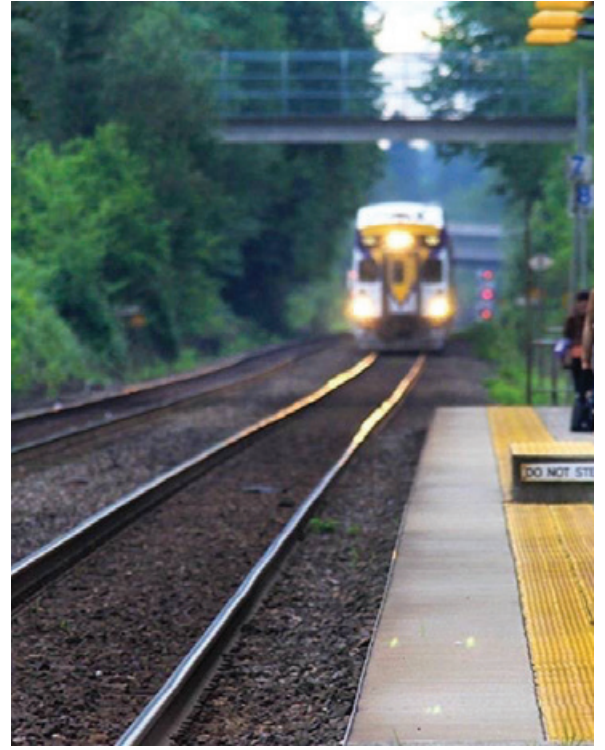
#### Traffic Count

16,196 VPD (City of Maple Ridge, Lougheed Highway)

	Address	Lot Size (Acres)	Assessed Total Value And Asking Price Per Lot (2019)	Gross Property Taxes (2019)
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>

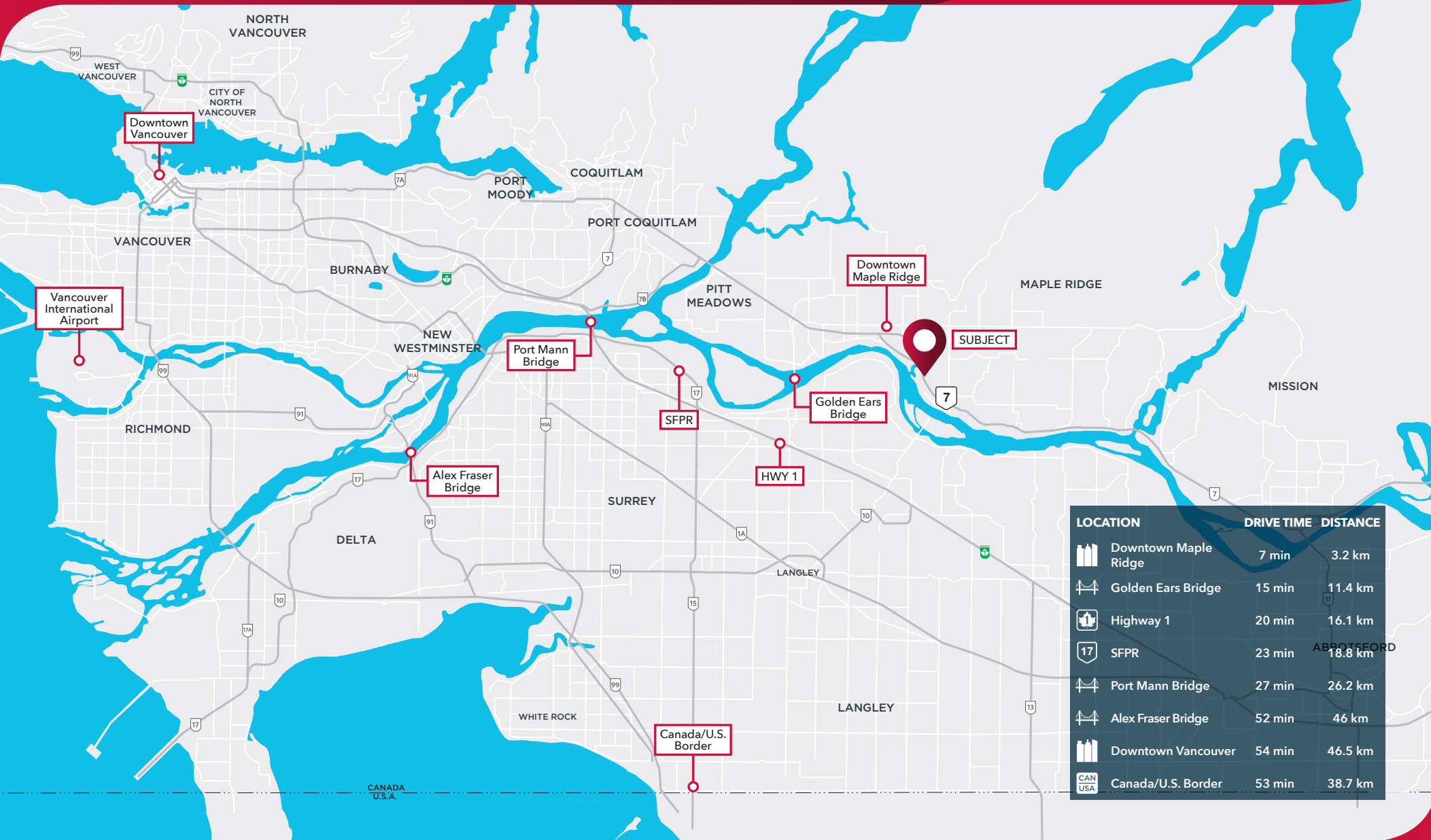








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