FOR SALE

DEVELOPMENT OPPORTUNITY

11692 PINE STREET

MAPLE RIDGE, BC

CUSHMAN & WAKEFIELD

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THE OFFERING

A rare opportunity to purchase a medium density development infill land parcel directly adjacent to Ridge Meadows Hospital.

The zoning in place allows an FSR of 1.8.

LOCATION

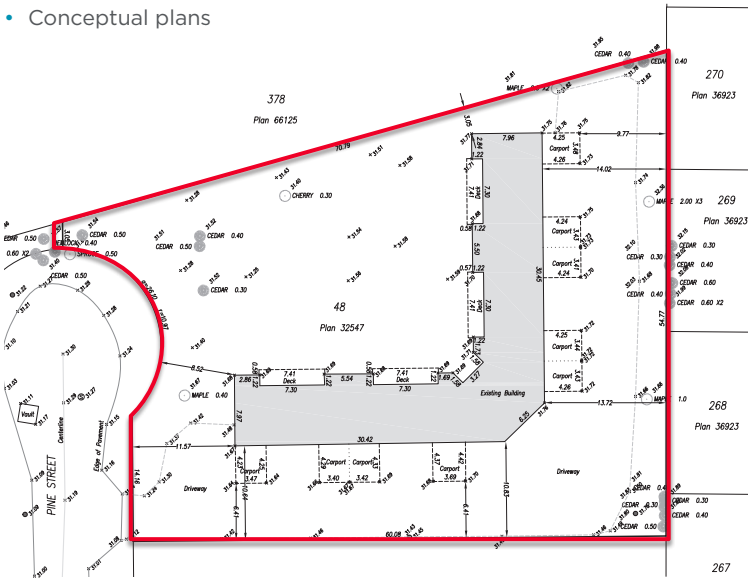
5 minutes drive from Westgate Shopping Centre and right next to Lougheed Highway.

ASKING PRICE

Unpriced

AVAILABLE REPORTS

- Topographic site survey
- Environmental report
- Conceptual plans

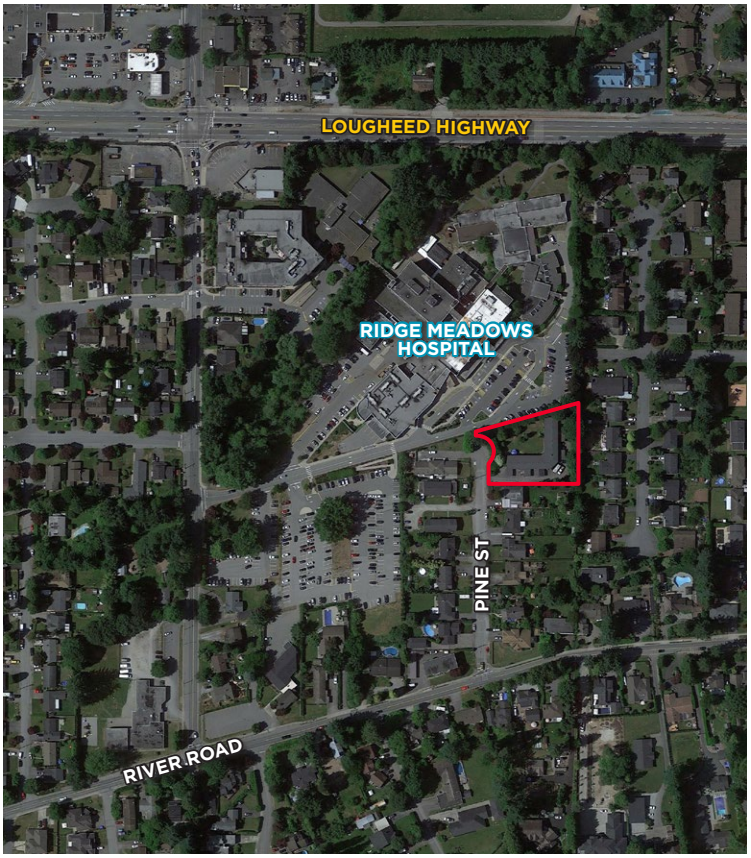


IMPROVEMENTS

Improvements: 9 upgraded townhomes (built 1964), each rented for approximately $1100-$1200/month.

OPPORTUNITY HIGHLIGHTS

- INFILL DEVELOPMENT OPPORTUNITY.
- CENTRAL LOCATION, ADJACENT TO RIDGE MEADOWS HOSPITAL.
- CLOSE TO ALL MAJOR AMENITIES.
- IMMEDIATE DEVELOPMENT WITH ZONING IN PLACE.
- GREAT LOCATION FOR A RENTAL APARTMENT BUILDING.

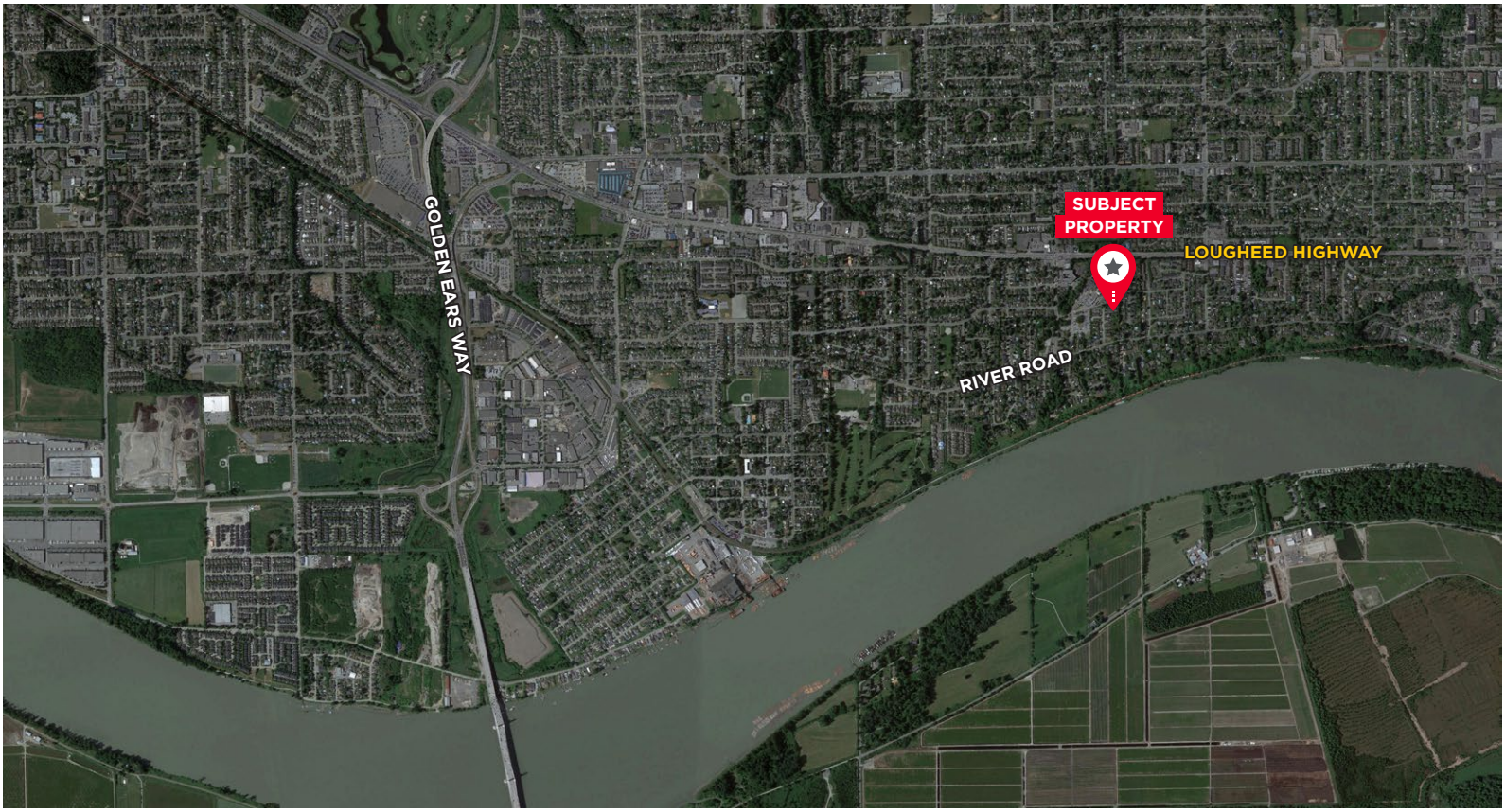


SALIENT DETAILS

Civic Address	11692 Pine Street, Maple Ridge, BC
PID	024-378-224
Legal Description	Lot 48 District Lot 248 Group 1 New Westminster District Plan 32547
Site Area	29,213 SF (0.67 Acres)
Current Zoning	RM-2: Medium Density Apartment
Max Density	1.80 FSR
Gross Buildable Area	52,583 SF
OCP Designation Urban Residential	Neighbourhood Residential Infill
Property Taxes	(2020) $13,950.92

DEMOGRAPHICS

	1 km	3 km	5 km
Population *(2019)*	12,629	99,425	205,590
Population *(2023)*	13,779	107,558	221,344
Projected Annual Growth *(2018 - 2023)*	1.8%	1.6%	1.5%
Median Age	38.1	37.8	37.9
Average Household Income *(2018)*	$78,247	$80,557	$91,691



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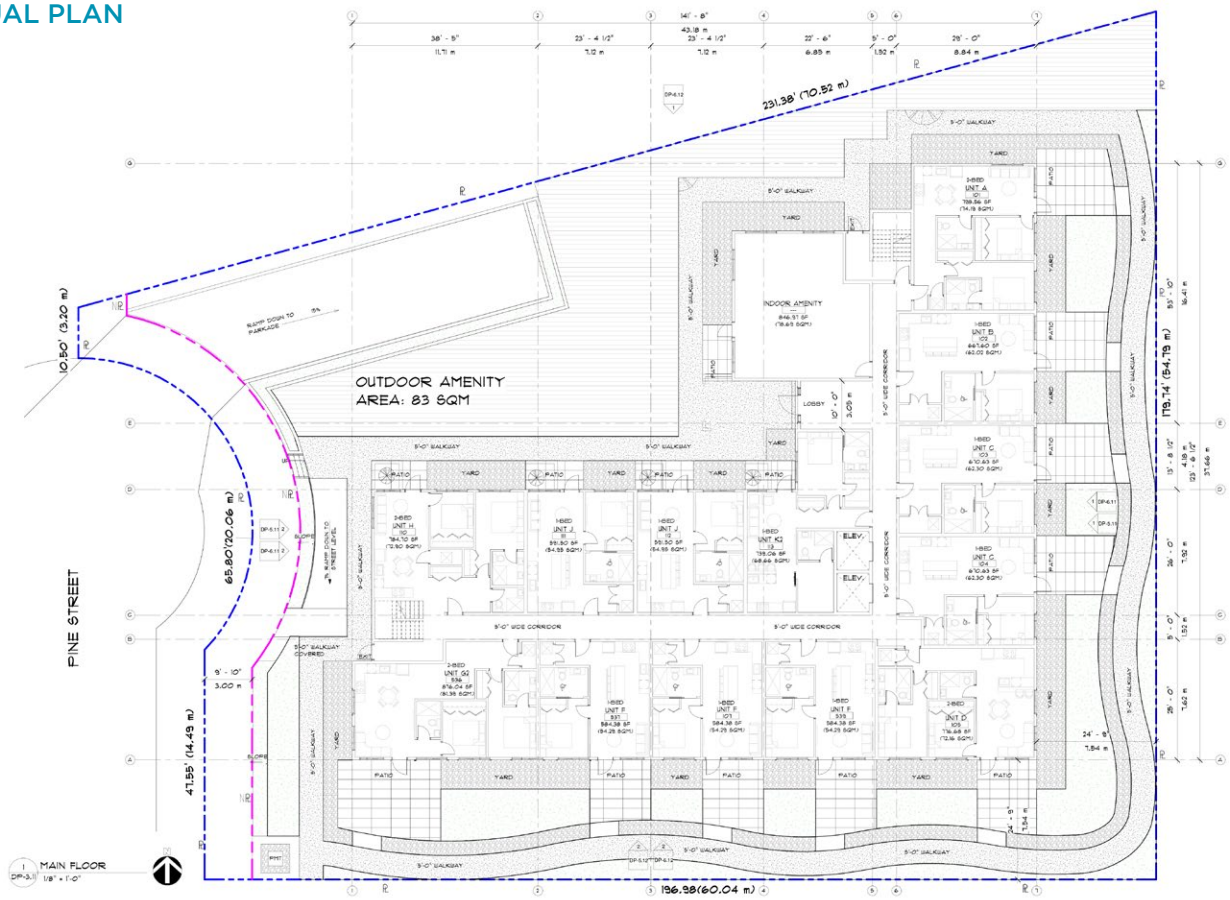
CONCEPTUAL PLAN



PROPOSED BUILDING*

No. of Units	One bedroom	40
	Two bedroom	25
	Total	**65**
F.A.R Net	1.68	
F.A.R Gross	1.77	
Lot Coverage	39%	
No. of Parking Stalls	120 (required 111)	
Underground Parking Levels	2	
Common Outdoor Area	±9,388.88 (required 9,057.90)	
Private Outdoor Area (Cumulative)	6,081.61 (required 3,218.41)	

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**Interested parties to make independent inquires with the City of Maple Ridge.*

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.
The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 04/20 gh