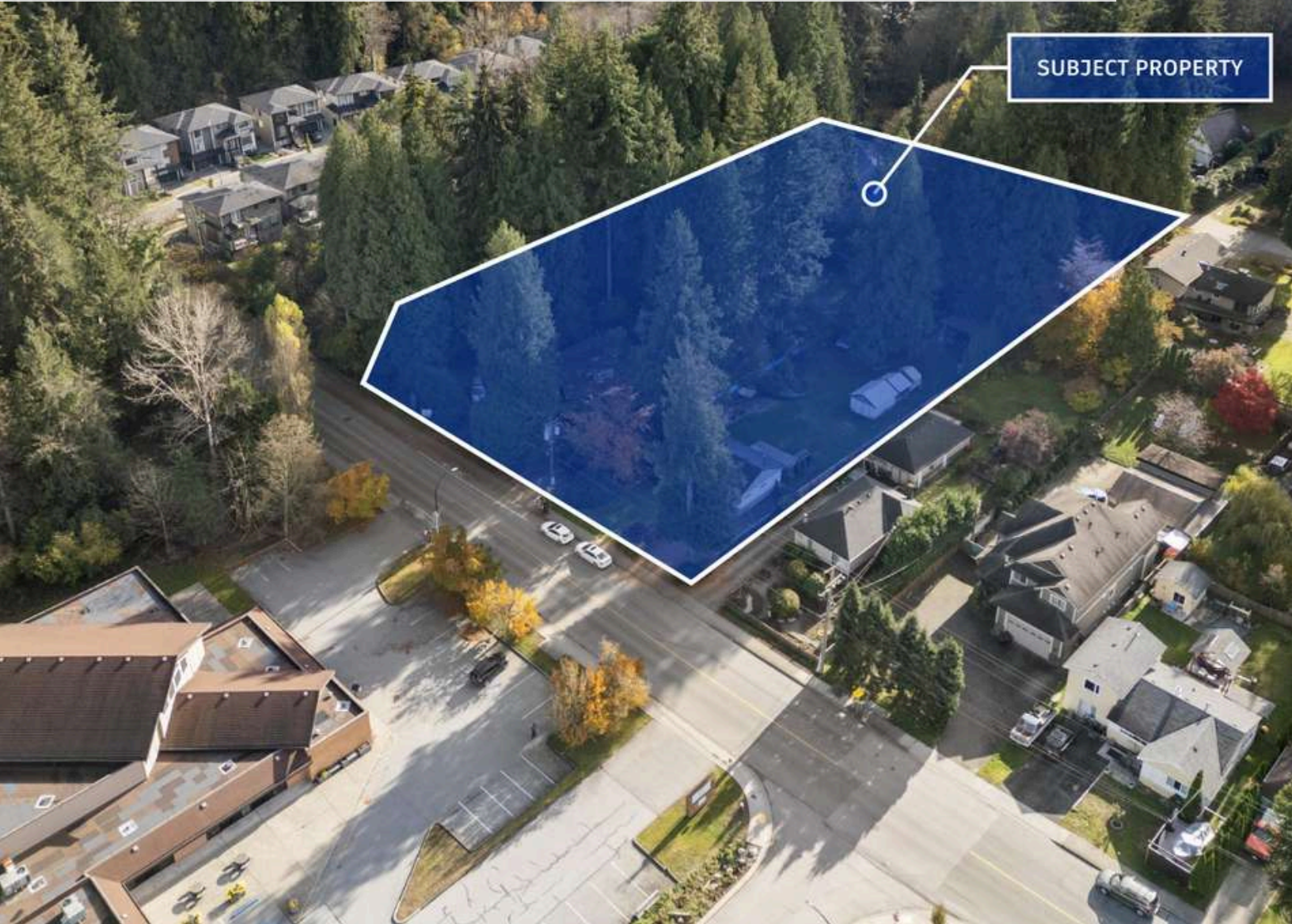


**DEVELOPMENT OPPORTUNITY - 10 LOT  
SUBDIVISION - SHOVEL READY!**

Rare opportunity in West Maple Ridge

SUBJECT PROPERTY



**Sat Swaich**

Personal Real Estate Corporation  
604-832-3225  
sat@primepropertygroup.ca

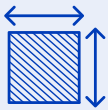
# OPPORTUNITY

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.

## 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!

## 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

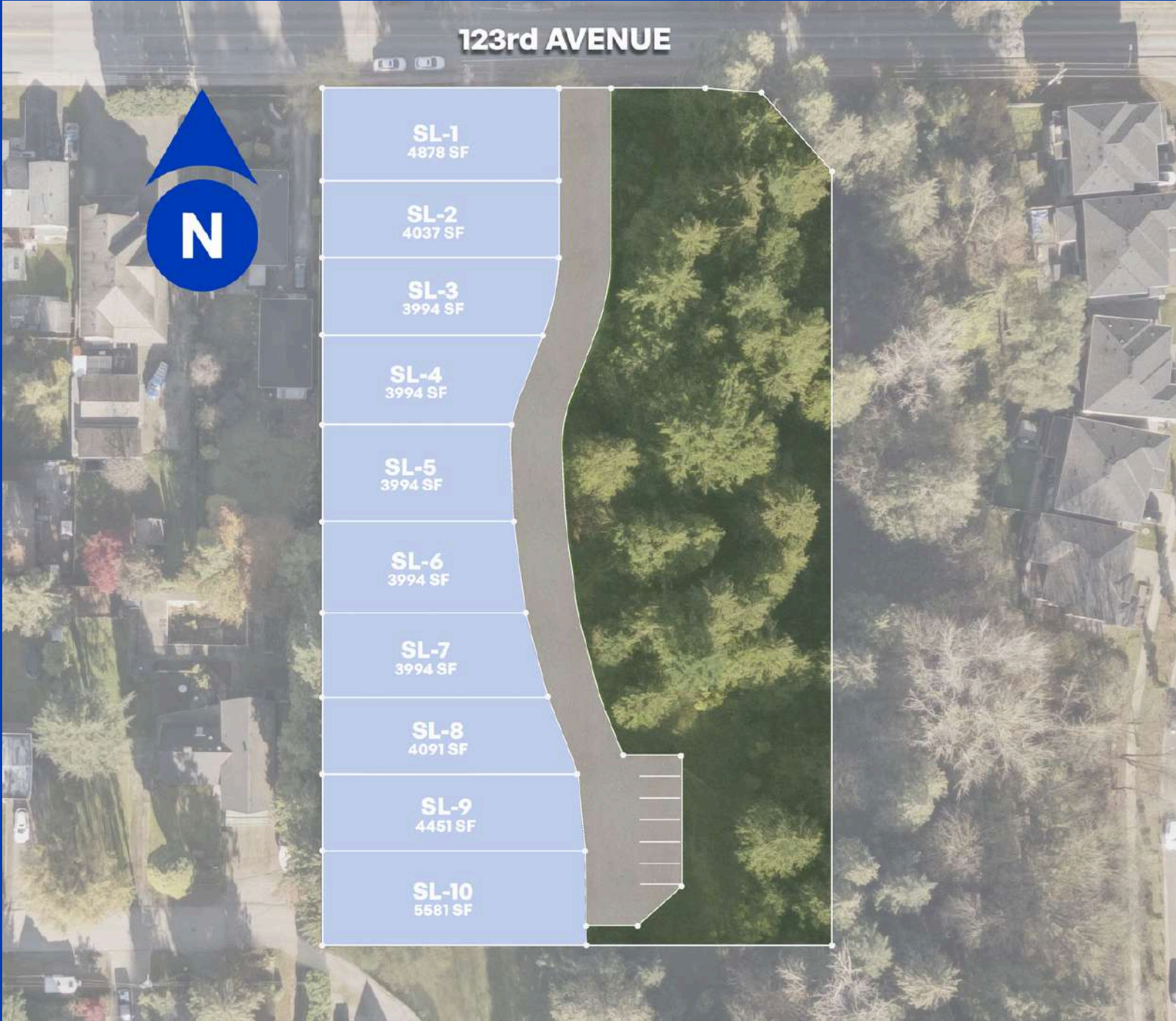
LEGAL: LOT G, BLOCK 5, PLAN NWP17056, DISTRICT LOT 241, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP7229

SITE AREA: 0.38 Acres



Price: \$5,800,000

# 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.

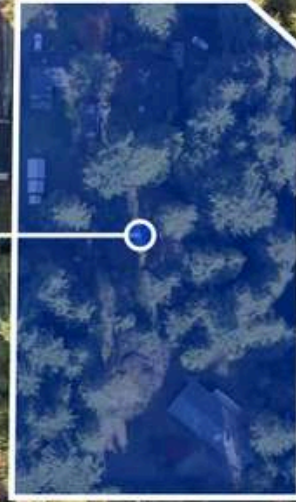
# SITE AERIALS

SUBJECT PROPERTY



# SITE AERIALS

SUBJECT PROPERTY



# NEIGHBORING SITE



# NEIGHBORING SITE







**PRIME**  
L A N D

**SAT SWAICH PREC\***

Land Development Specialist

604-832-3225

[sat@primepropertygroup.ca](mailto:sat@primepropertygroup.ca)

[PRIMEPROPERTYGROUP.CA](http://PRIMEPROPERTYGROUP.CA)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.