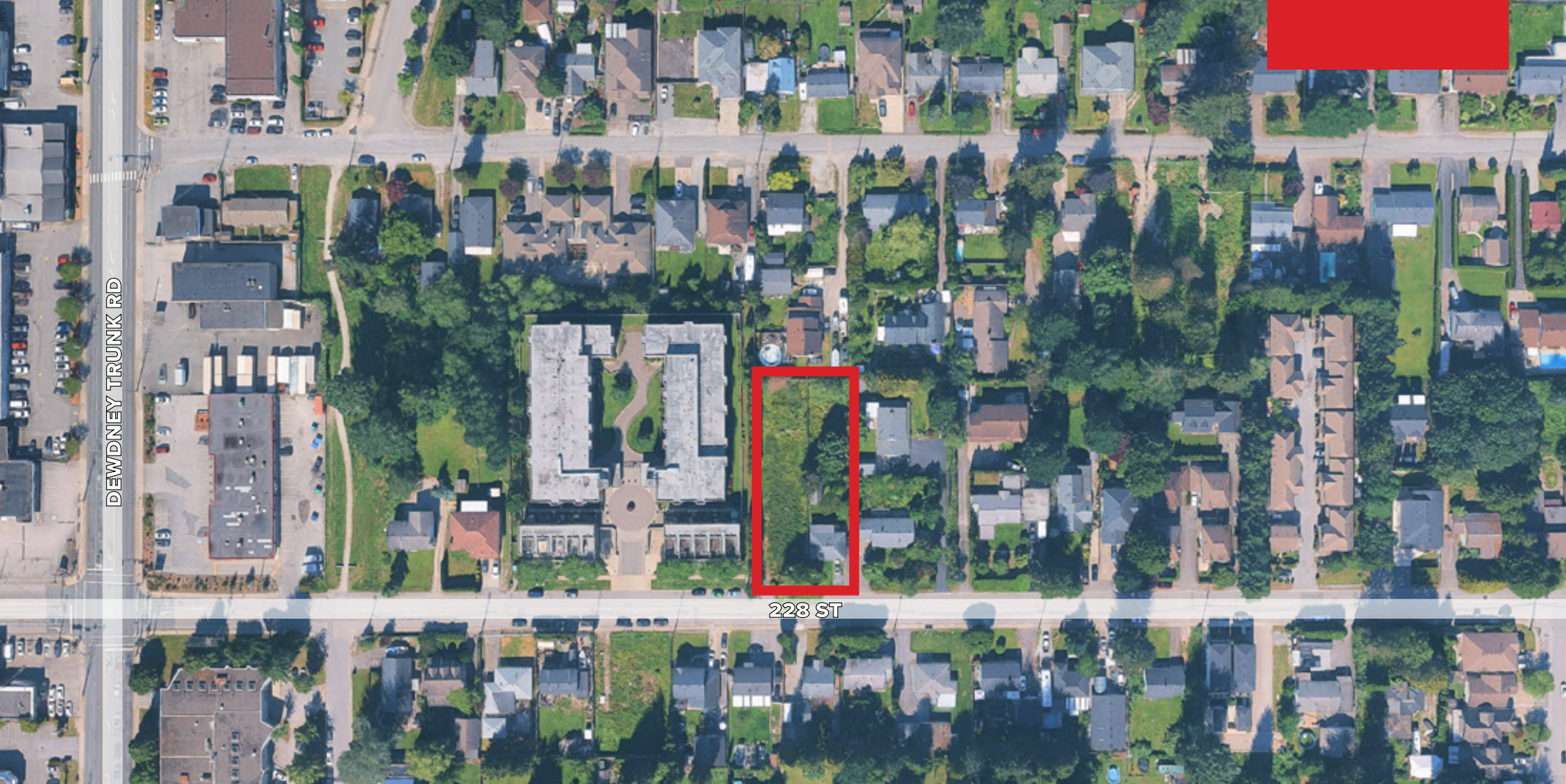


12105 AND 12115 228TH STREET, MAPLE RIDGE
23,249 SF OF PRIME RS1-ZONED DEVELOPMENT LAND

**FOR
SALE**



WILLIAM | WRIGHT

MARK NEMISH
mark@williamwright.ca
604.428.5255



**0.53 Acres Of Prime
Development Land**

**12105 & 12115
228 Street**



The Opportunity

According to Zoning Bylaw No. 7600-2019, the Official Community Plan supports RM1 townhouses, RT2 fourplexes, and RM4/RM5 low-rise multifamily developments, offering excellent flexibility for future building options.

Whether purchased individually or together, these properties present a rare opportunity to secure over half an acre in a growing, sought-after area.

12105 and 12115 228 Street, combining for **23,532 sq. ft. (over 1/2 acre)** of prime land. With recent housing legislation changes, the **property may accommodate up to 4 dwelling units**, subject to compliance with the Zoning Bylaw, applicable municipal regulations, and the BC Building Code.

Potential Building Scenarios May Include



Duplex with a secondary suite in each unit



Duplex with a detached garden suite for each dwelling



Triplex (note: secondary suites are not currently permitted in triplexes).

Salient Facts



SIZE

± 23,249 SQFT



ZONING

RS1



PROPERTY TAXES

Contact Listing Agent



FSR

0.80



PID

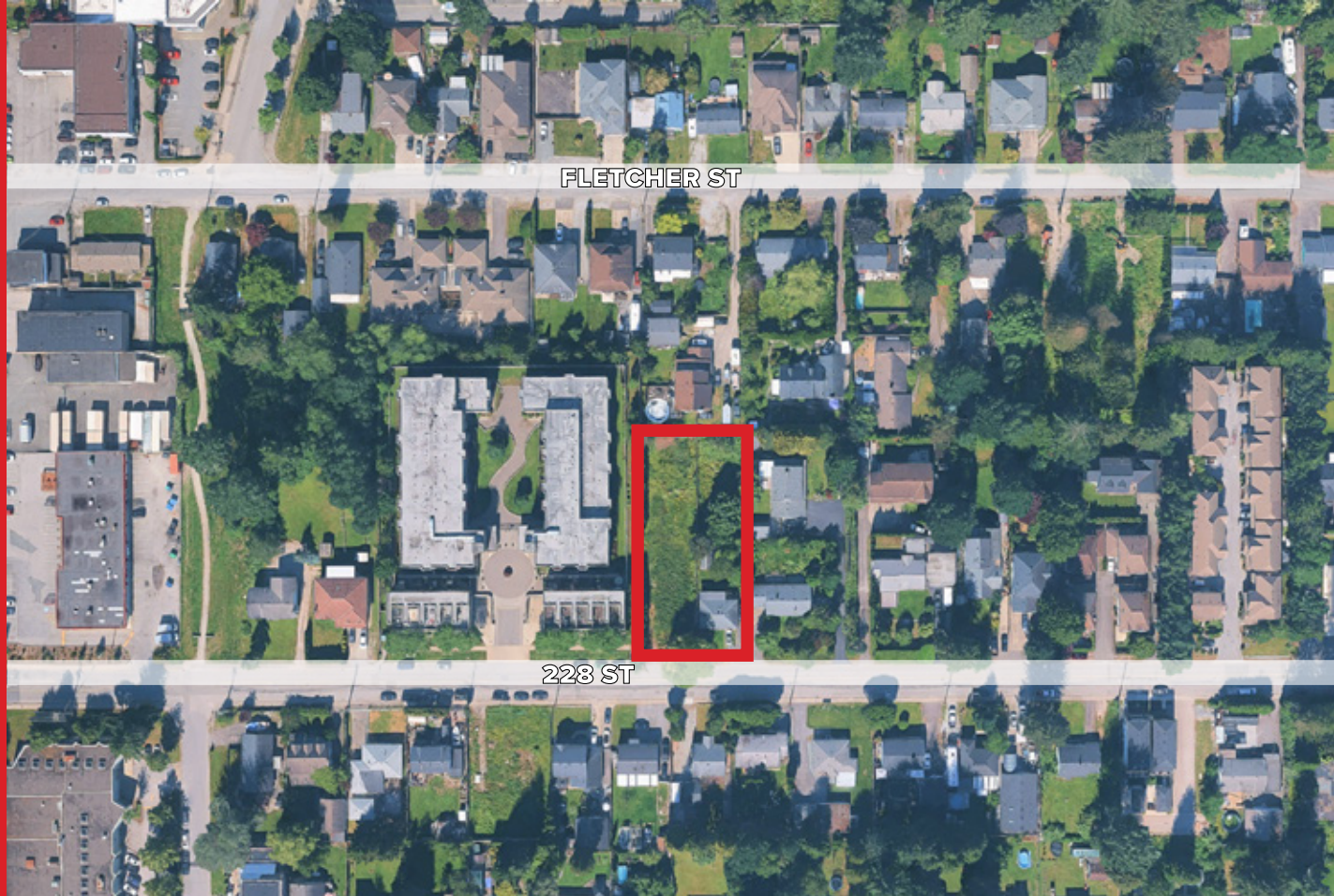
009-599-983

009-599-932



PRICE

Contact Listing Agent



Over Half of an Acre of Prime Land



Close to Dewdney Trunk Rd and Transit



Holding Income Available



One Clear Lot

FSR (Floor Space Ratio) Values For The Maple Ridge Zoning

RM-1 (Townhouse Residential): 0.60 × lot area

RT-2 (Ground-Oriented Residential Infill: 4-plex, triplex, etc.) 0.65

RM-4 (Medium-Density Townhouse): 0.75

RM-5 (Low-Density Apartment / Garden Apartment): 0.80

Additional notes:

These are the base densities — in some cases, a density bonus may allow a higher FSR. For example, the bylaw allows an extra 0.15 × lot area in some zones for bonus density.

Maple Ridge Demographics



Population
90,990 (2022)



Population Growth
10.6% (2021)



Avg. Household Income
\$105,000 (2022)

Driving Distances

Haney Place Mall
3 Min Drive

Port Haney Station
6 Min Drive

Surrey
38 Min Drive

YVR Intl. Airport
1 Hour Drive

Downtown Vancouver
1 Hour Drive



For More Information Contact

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