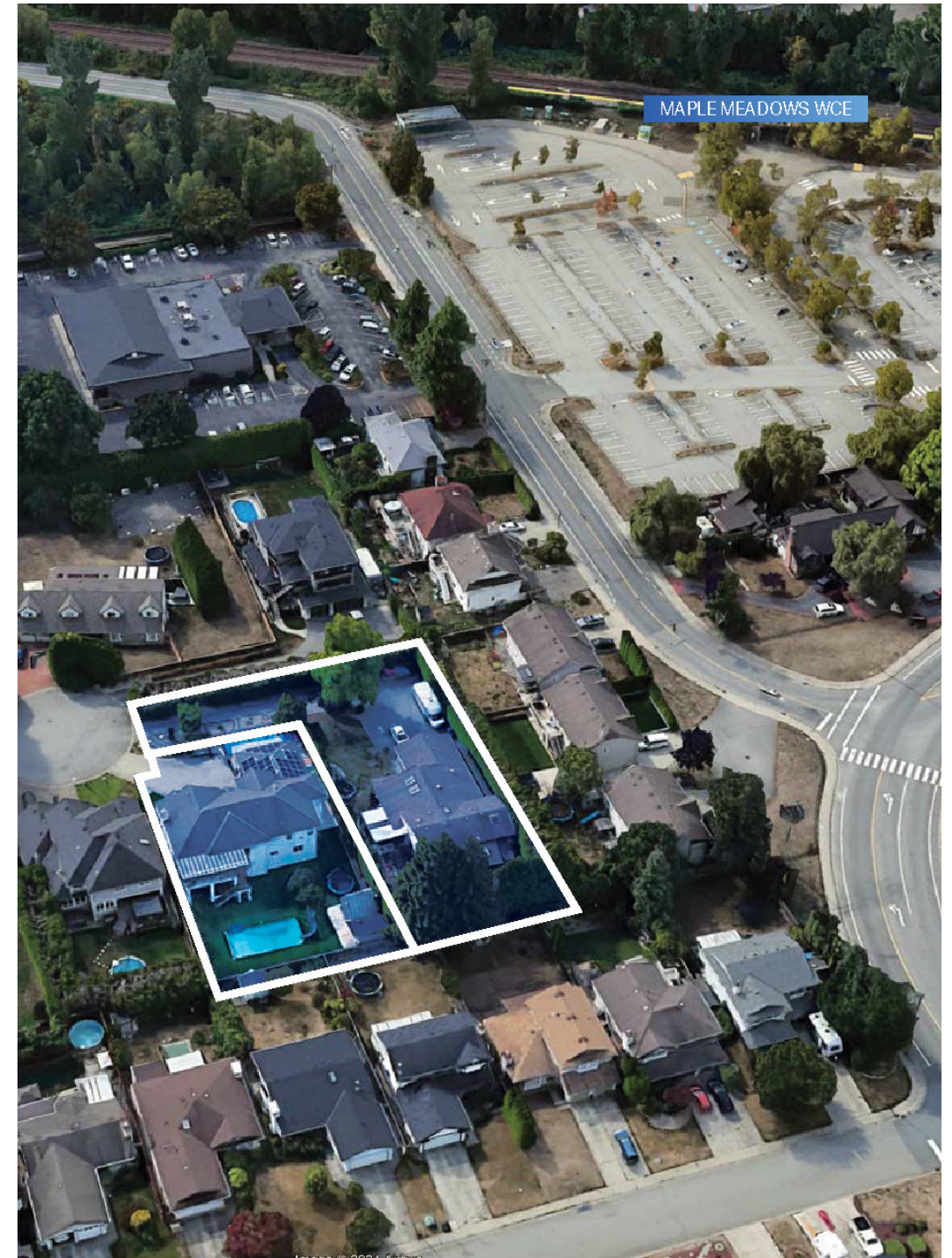


KLEIN III

TRANSIT-ORIENTED DEVELOPMENT LAND FOR SALE

# 20115 & 20123 Patterson Avenue Maple Ridge, BC



# Highlights

## PRODUCT TYPE

Transit Oriented High Rise Development Land for Sale

## SUMMARY

### LOCATION

20115 Patterson Ave, Maple Ridge BC  
20123 Patterson Ave, Maple Ridge BC

### ZONING

RS-1B

### LAND SIZE

0.69 Acres

### DEVELOPMENT POTENTIAL

90,349.68 SF to 120,466.24 SF

### HEIGHT

8 to 12 Storey

### FSR POTENTIAL

3 FSR to 4 FSR

## SPECIALISTS



### Dmytro Chernysh

FOCUSED INDUSTRIAL  
DIBM, BSKIN  
PERSONAL REAL ESTATE CORPORATION

o 604 684 8844 · 704  
c 778 988 2009  
dmytro@focusedindustrial.com



### Alex Kwong

FOCUSED INDUSTRIAL  
BA

o 604 684 8844 · 723  
c 604 603 0169  
alex@focusedindustrial.com

# Information

Acquire a prime development site in the Maple Meadows area of Maple Ridge, spanning 30,116.56 SF at the key intersection of Golden Ears Way and Lougheed Highway. Located within 200 - 400m from the Maple Meadows - West

Coast Express station and bus exchange terminal, the site allows for a minimum density between 3 to 4 FSR and a minimum height between 8 to 12 storeys in accordance with the new Provincial Policy Manual for Transit-Oriented Areas.

ADDRESS	PID	LAND SIZE	DEVELOPMENT POTENTIAL 3 FSR	DEVELOPMENT POTENTIAL 4 FSR	LEGAL DESCRIPTION
20115 Patterson Avenue	024-859-621	17,574.25 SF	52,722.75 SF	70,297 SF	LOT 1 DISTRICT LOT 222 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP47486
20123 Patterson Avenue	024-859-630	12,542.31 SF	37,626.93 SF	50,169.24 SF	LOT 2 DISTRICT LOT 222 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP47486
Total	-	30,116.56 SF	90,349.68 SF	120,466.24 SF	-

## PROPERTY FEATURES

- Transit Oriented Development Site
- 3 to 4 FSR
- Development Potential: 90,349.68 SF to 120,466.24 SF
- Land Size: 0.69 Acre / 30,116.56 SF
- Zoning: RS-1B

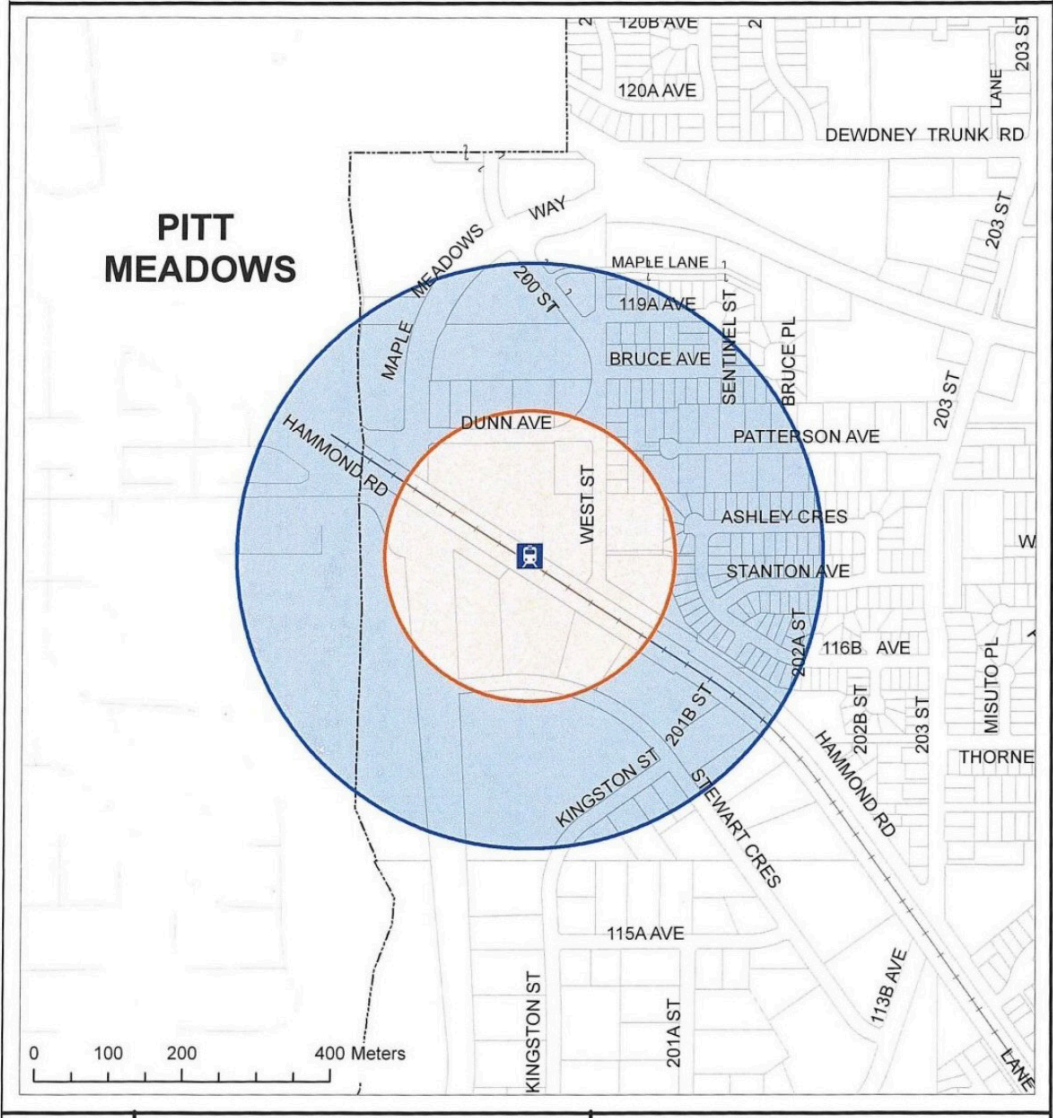
## PRICE

Contact Listing Agent

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



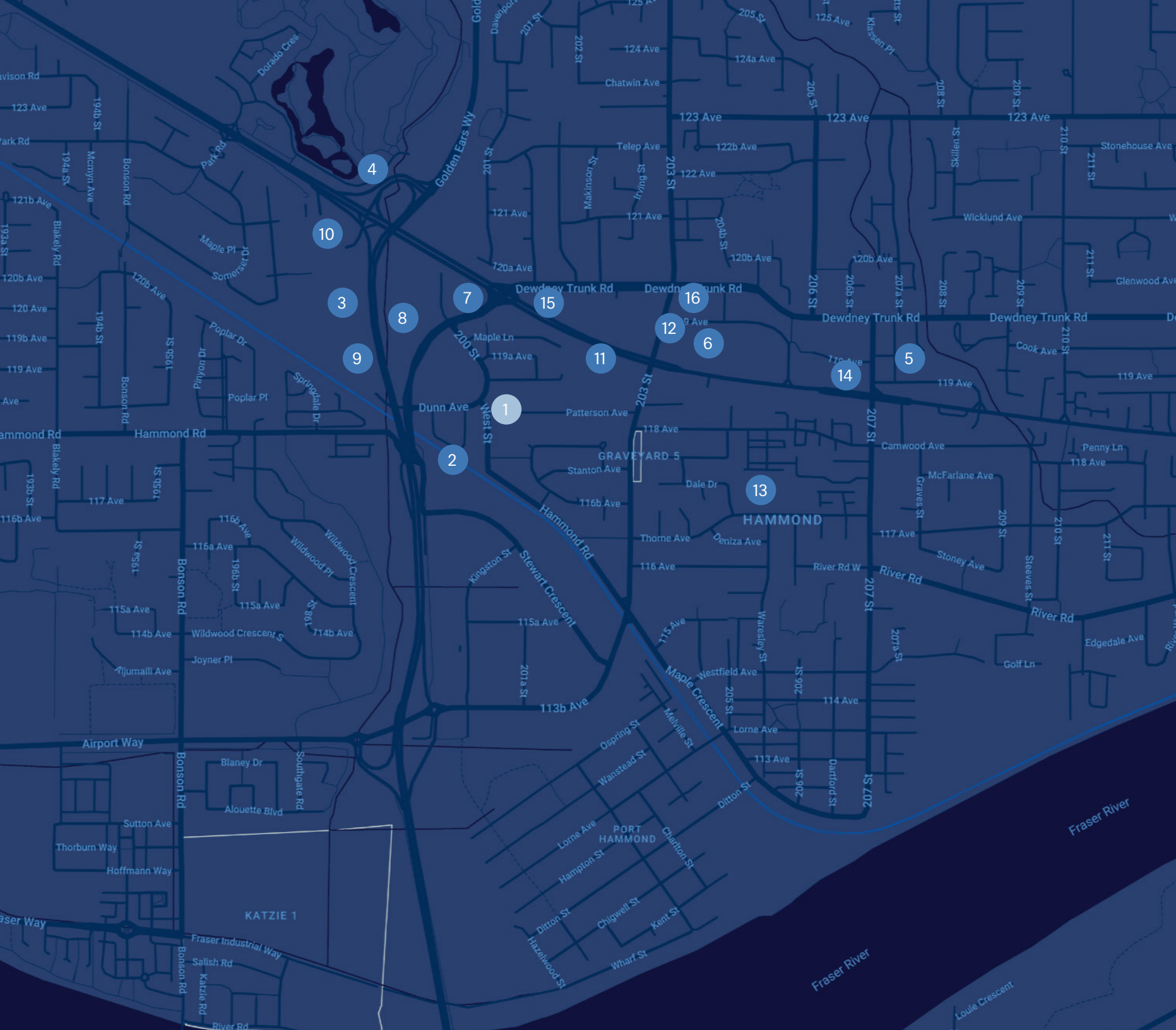
# Catchment Area Map



Disclaimer: The image depicted herein is intended solely for illustrative purposes and does not reflect actual statistical data of transit oriented area. It serves merely as a representation of transit-oriented land and should not be interpreted as an accurate portrayal of any specific geographic area, transit system, or land use patterns.

# Amenities

- 1. Subject Area
- 2. Maple Meadows West Coast Express
- 3. Meadowtown Shopping Centre
- 4. Meadow Gardens Golf Club
- 5. Meadow Ridge Shopping Centre
- 6. Save-On-Foods
- 7. Staples
- 8. Canadian Tire
- 9. Winners & HomeSense
- 10. Cineplex Odeon
- 11. Burger King
- 12. Starbucks
- 13. Ridge Meadows College
- 14. Westridge Centre
- 15. Tim Hortons
- 16. McDonald's



# Demographics

Within a 5 minute drive of subject property

## DEMOGRAPHICS



POPULATION  
35,075



HOUSEHOLDS  
12,795



MEDIAN AGE  
42.2



MEDIAN HOUSEHOLD INCOME  
\$116,913

## HOUSEHOLD SPENDING



PUBLIC TRANSIT  
\$1,451



MEDICATION  
\$1,303



RENT  
\$4,095



HEALTH CARE  
\$374

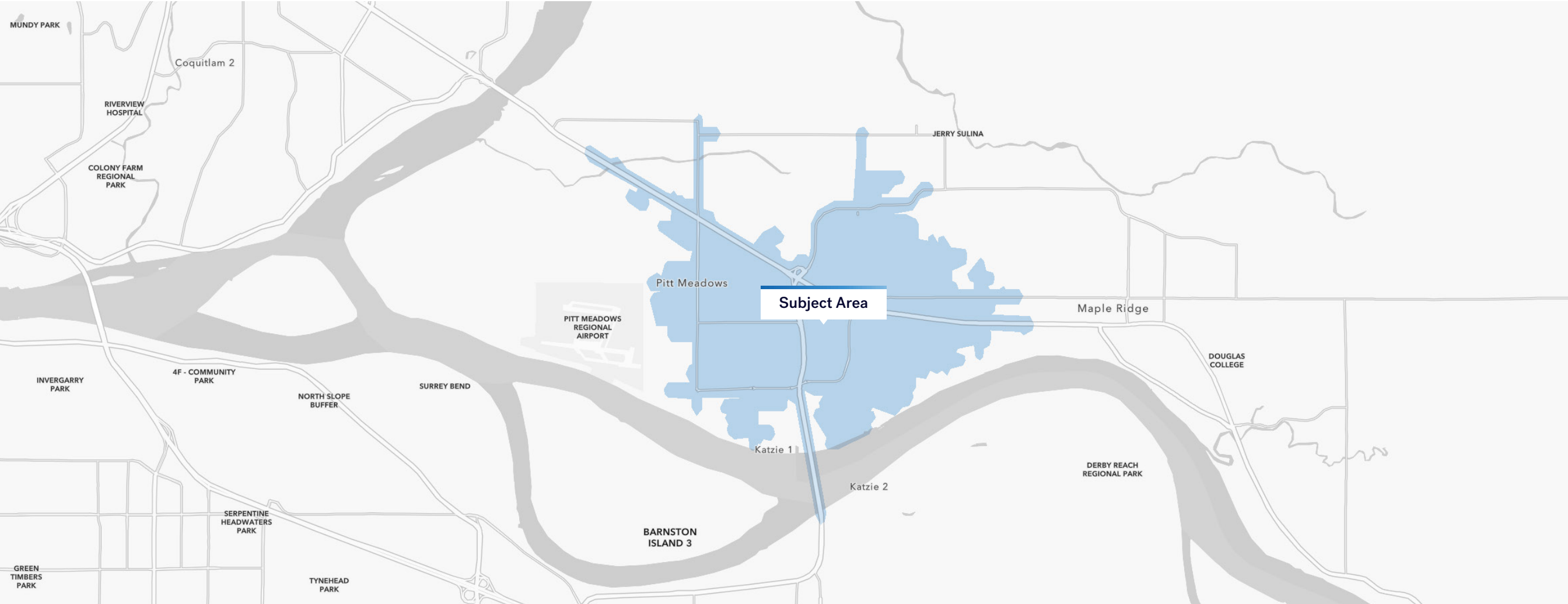


FOOD  
\$16,601



CLOTHING  
\$4,552

INFORMATION C/O ESRI CANADA 2024







GOLDEN EARS BRIDGE

MAPLE MEADOWS WCE

Subject Area  
30,116.56 SF

190 FT

164 FT





Maple Gardens  
Glof Club

LOUGHEED HWY



GOLDEN EARS WY



Subject Area  
30,116.56 SF





Klein Group is known for delivering targeted solutions to your commercial real estate problems.  
For exclusive listings, real estate properties and more, visit [kleincommercial.ca](http://kleincommercial.ca)

CONTACT INFORMATION

201 - 2468 Scotia Street  
Vancouver, British Columbia  
V5T 1W5 Canada

OFFICE 604 684 8844  
FAX 1 866 352 9311  
[www.kleingroup.com](http://www.kleingroup.com)

KLEIN GROUP OF COMPANIES  
Commercial    Property Marketing  
Residential    Property Management