23315 122 Avenue Maple Ridge, V2X 3Y5



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MLS# R3015950







\$11,999,000

Exciting and rare development opportunity in Central Maple Ridge! This 4.057-acre property is zoned RS-1b and does not require rezoning, offering a streamlined path to development. Preliminary studies suggest potential for a 20-lot subdivision under current zoning. Each lot may support up to 4 units under new provincial Small-Scale Multi-Unit Housing (SSMUH) legislation, allowing for a possible total of 80 units (buyer to confirm with City). Additionally, the Urban Residential land use designation permits RM-1 zoning, limited to two-family and triplex forms, providing added flexibility. Located close to schools, parks, and urban amenities. A prime opportunity for builders and investors verify all details with the City of Maple Ridge.



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