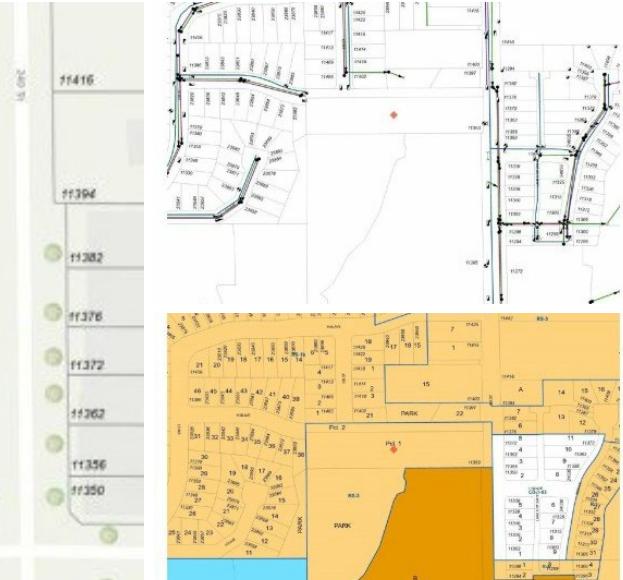
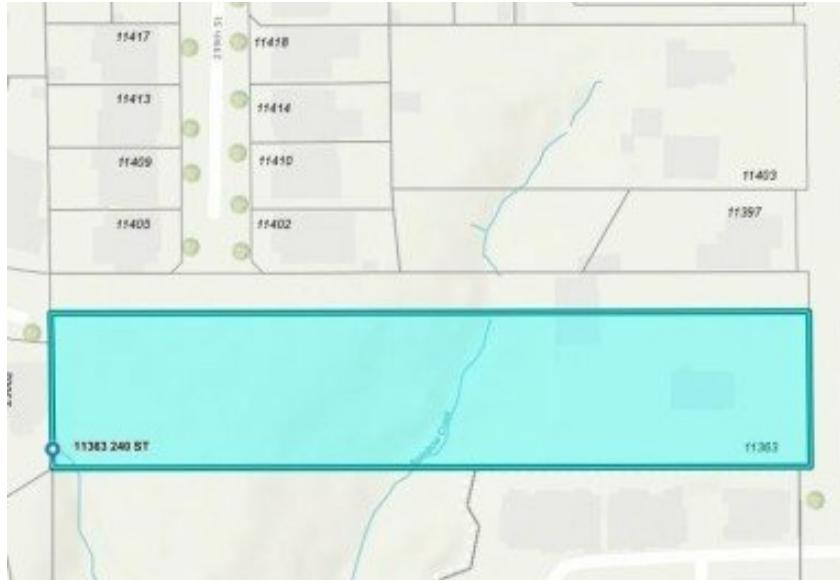


11363 240 Street
Maple Ridge, V2W 1A3

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\$3,900,000

2.47 acres of development potential land and was previously the subject of a rezoning application with the City of Maple Ridge (Application No. 2018-404-RZ) to rezone from RS-3 to RM-1 (Townhouse Residential). An unapproved concept layout was prepared for 14 townhouse units and 4 single-family lots. The listing consists of two separate legal parcels totaling 2.47 acres (approximately 1.97 acres and 0.50 acres). The eastern portion of the property shows potential for townhouse development, while the western portion is suitable for single-family residential use. Court approval is required for the sale.



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