

River Village Land Assembly

13260 233 ST, 13250 233 ST, 13240 233 ST, 13236 233 ST,
13230 233 ST, 23351 FERN CRESCENT, MAPLE RIDGE

- Less than 15 minutes to Allouette Lake
- Potential for Mixed Use Residential/Commercial
- Park Across the Street
- Heart of Silver Valley

STATHIS MICHAEL SAVVIS
PERSONAL REAL ESTATE CORPORATION
savvi@williamwright.ca
604.545.0636

WILLIAM | WRIGHT

Commercial Real Estate Services



Attention Developers,
An exceptional opportunity awaits in SILVER VALLEY! These properties, currently zoned RS-2 with an OCP Designation of Medium Density / Commercial, hold immense potential. Situated in the coveted River Village Area, set to be the commercial heart of Silver Valley, that will provide for the retail, service, office and civic needs of Silver Valley residents. This property calls for rezoning and a development application. We kindly request that you refrain from entering or walking the premises until an accepted offer is in place. To get a glimpse of the properties unique features and surroundings, please ask for drone footage. Contact Savvi for more information.



**From River Village to _____
- the commercial heart of -
Silver Valley**

Maple Ridge Demographics



Population of Maple Ridge

92,000 (2021 Census)



Geography

Maple Ridge covers an area of about 266 square kilometers (103 square miles), encompassing diverse landscapes ranging from urban areas to rural and agricultural lands. It is known for its picturesque surroundings, including mountains, rivers, and forests.



Economy

The economy of Maple Ridge is diverse, with a mix of industries contributing to its growth. Key sectors include construction, manufacturing, retail, healthcare, education, and agriculture. The city has seen increasing investment and development in recent years.



Recreation and Outdoor Activities

Maple Ridge offers a wide range of recreational opportunities. The city is known for its numerous parks, trails, and outdoor spaces, providing opportunities for hiking, biking, fishing, and boating. Popular recreational areas include Golden Ears Provincial Park and Kanaka Creek Regional Park.



Education

Maple Ridge has a number of public and private schools providing education from elementary to secondary levels. The city is also home to the British Columbia Institute of Technology (BCIT) West Maple Ridge Campus, offering post-secondary education and training programs.



Cultural and Community Events

Maple Ridge hosts various community events and festivals throughout the year, including the Maple Ridge Caribbean Festival, Haney Farmers Market, and the Maple Ridge-Pitt Meadows Country Fest. These events celebrate the city's cultural diversity and community spirit.

Residential Development Site Opportunity in Silver Valley, Maple Ridge



Civic Address'	13260 233 ST, 13250 233 ST, 13240 233 ST, 13236 233 ST, 13230 233 ST, 23351 FERN CRESCENT
Neighbourhood	Maple Ridge
PID's	011-197-811, 007-433-816, 008-531-188, 008-867-429, 010-523-812, 010-523-821
Legal Description	LOT 1, PLAN NWP20543, PART NW1/4, SECTION 28, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT; LOT 2, PLAN NWP20543, PART NW1/4, SECTION 28, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT; LOT 3, PLAN NWP20543, PART NW1/4, SECTION 28, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT; LOT 4, PLAN NWP21716, SECTION 28, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT; LOT 5, PLAN NWP21716, SECTION 28, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT; PARCEL A, LOT 2, PLAN NWP6139, SECTION 28, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT, EXPL PL 10151
Lot Size	± 72,901 SQFT
Current Zoning	RS-2
OCP	Designation of Medium Density/Commercial
Property Taxes	\$31,721.31
Price	Contact listing agent



13260 233 ST

13250 233 ST

13240 233 ST

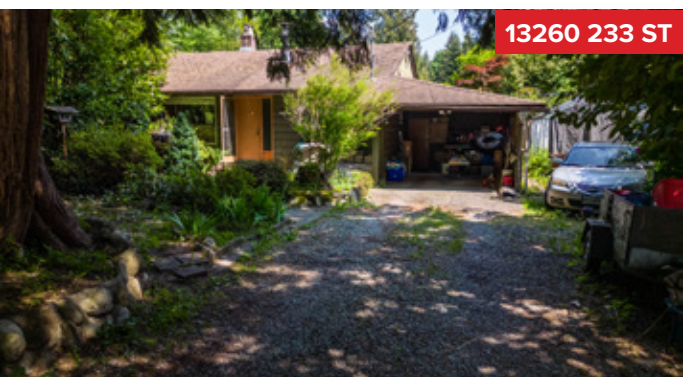
13236 233 ST

13230 233 ST

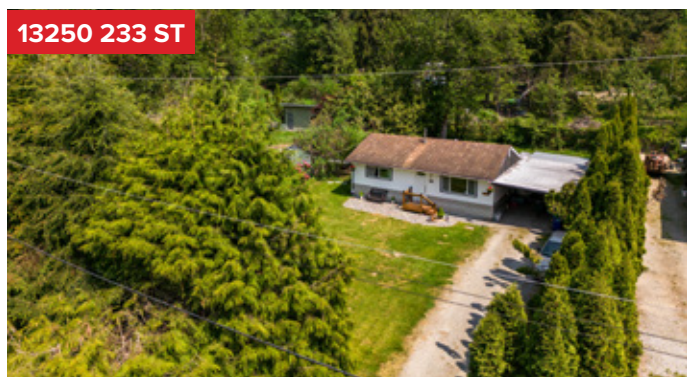
23351 FERN CRESCENT

233 ST

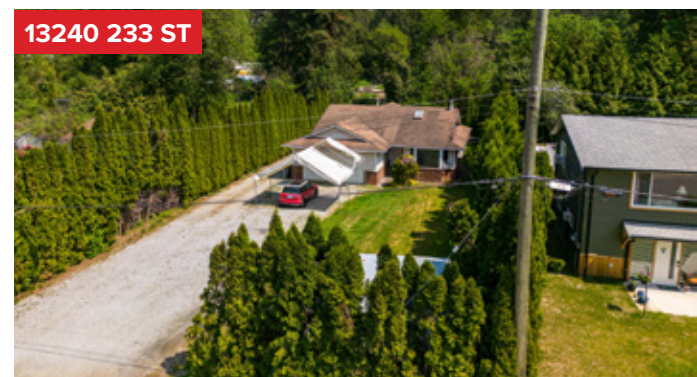
132 AVE



13260 233 ST



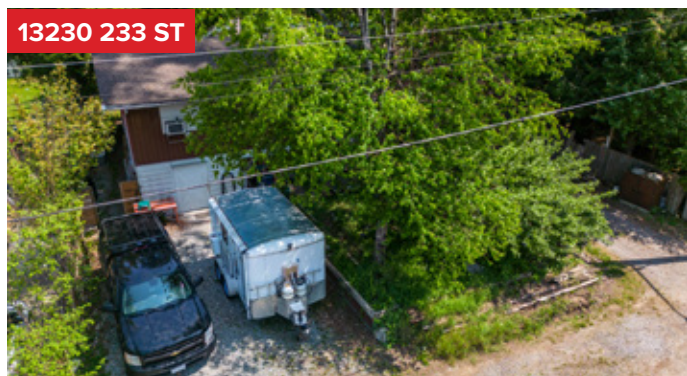
13250 233 ST



13240 233 ST



13236 233 ST



13230 233 ST



23351 FERN CRESCENT

Location

Silver Valley enjoys a unique status within the District of Maple Ridge. Its proximity to the Malcolm Knapp Research Forest and Golden Ears Park has identified it as a gateway to these popular recreation areas for residents and visitors alike. The forested hillsides of the area provide a backdrop for all the District that serves to reinforce its stated values for the natural environment. The creeks and rivers that bisect Silver Valley provide some of the richest salmon habitat in the Lower Mainland. With this context in mind, the community has also acknowledged Silver Valley can accept some of the District's dynamic growth, accommodating approximately 11,000 residents. It is the desire of the community to ensure that as growth occurs in Silver Valley, the elements that afford it a unique place in the District will be preserved, protected and celebrated.

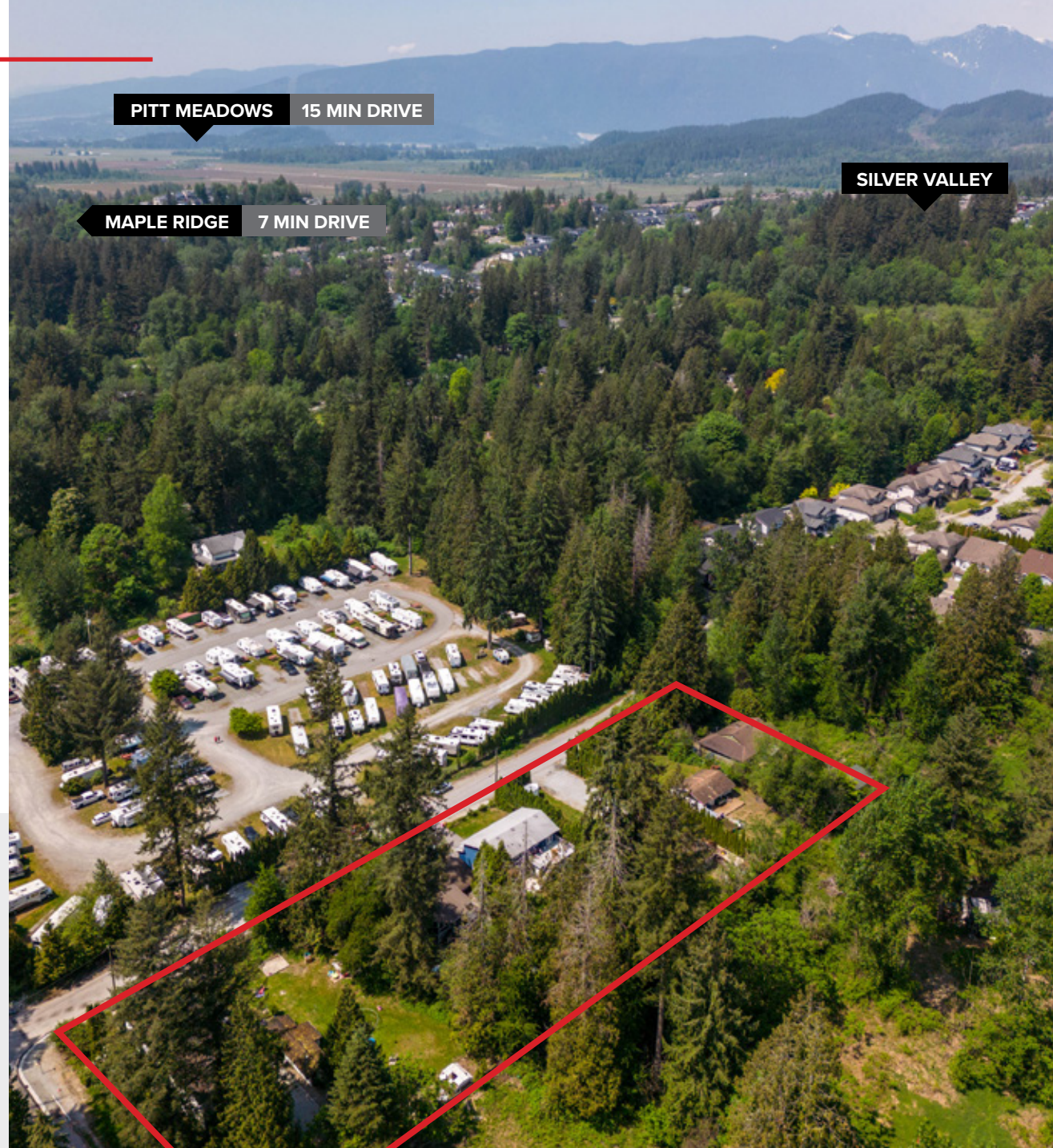
For More Information Contact

STATHIS MICHAEL SAVVIS

PERSONAL REAL ESTATE CORPORATION

savvi@williamwright.ca

604.545.0636





williamwright.ca



Vancouver Office
430-605 Robson Street
Vancouver, BC
604.428.5255

New Westminster Office
350-522 7th Street
New Westminster, BC
604.545.0636

Fraser Valley Office
210-8029 199th Street
Langley, BC
604.546.5555

Central Island Office
100B-154 Memorial Avenue
Parksville, BC
250.586.1226

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617