

# 11410 207 Street, Maple Ridge

\$2,199,000



BUILDERS/DEVELOPERS/Investors here is the opportunity, PRIME LOCATION. Two Bedroom plus Den Rancher with Future Development on a 10,000 sqft lot in Upper Hammond! The large yard is great for kids, RV parking. Newer windows, laminate floors, and updated bathroom & storage shed. Bonus is the Semi-Detached garage OCP call for Low-Density Multi Family. DP/RZ application in place for 4-plex units of 1890 sqft each. 1st reading approved and going for 2nd reading. Potential gross sales of over \$5.00M! Central location walking distance to shopping, restaurants, transit, schools, parks & maple Ridge Golf Course. Property rented to super nice tenants, please do no disturb. Showings by appointment only.

## KEY INFORMATION

MLS® R2653274  
Residential Detached  
Southwest Maple Ridge  
2 Bedrooms  
1 Bathroom  
1,284 SF  
10,000 SF Lot

## FEATURES

Year Built: 1952  
Listed By: Royal LePage West Real Estate Services



West Elevation  
Scale: 3/32\"/>



East Elevation  
Scale: 3/32\"/>

