

21087 Cook Avenue, Maple Ridge

\$3,600,000

# LAND ASSEMBLY OPPORTUNITY

ney Trunk Rd  
ney Trunk Rd  
ney Trunk Rd  
venue  
venue  
venue  
venue

DGE

res  
Trunk Road



Transit Co

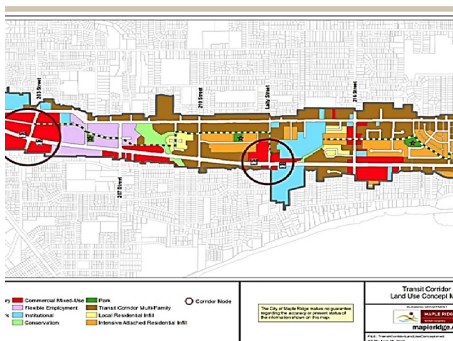
GREAT DEVELOPER OPPORTUNITY! Well maintained rancher/bungalow home located on Cook Avenue. Property is situated within the Lougheed Transit Area Corridor Plan. The Neighbourhood Community Plan (NCP) designates the property for Medium Density Multi-family Residential. Being sold alongside the neighboring properties (on the market as well!) for a redevelopment Low-rise between 4 to 6 stories. Talk to City of Maple Ridge to confirm all details. Contact LR's for more information. Excellent potential.

### KEY INFORMATION

MLS® R2758091  
Residential Detached  
Southwest Maple Ridge  
3 Bedrooms  
2 Bathrooms  
1,580 SF  
13,864 SF Lot

### FEATURES

Year Built: 1975  
Listed By: Sutton Premier Realty



BY  
Integration permits multi-family residential development through lot  
split on Dewdney Trunk Road and Lougheed Highway, as well as other  
residential forms of development include fourplexes, courtyard  
apartments and assisted living.

Minimum lot consolidation of 2,000 m<sup>2</sup> for multi-family developments  
fourplexes.

Height of three to six stories.  
or the creation of flexible amenity space that can be used as  
a.

