

////

FOR SALE | COURT ORDERED SALE

**12639** / 232ND STREET  
MAPLE RIDGE, BC



232ND STREET

230TH AVENUE

DEWDNEY TRUNK ROAD

**HARPREET SINGH**  
Personal Real Estate Corporation  
Executive Vice President  
Development Land & Investment Sales  
+1 604 640 5870  
harpreet.singh@cushwake.com

**JOT MATTU**  
Senior Associate  
Industrial Sales & Leasing  
+1 604 683 3111  
jot.mattu@cushwake.com



Suite 1200 - 700 West Georgia Street  
PO Box 10023, Pacific Centre, Vancouver, BC V7Y 1A1  
+1 604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)





FOR SALE | COURT ORDERED SALE

# 12639 / 232ND STREET MAPLE RIDGE, BC

## THE OPPORTUNITY

An excellent investment opportunity in the heart of Maple Ridge, with land designated as employment lands under the Yennadon Lands plan, making it prime for future redevelopment into employment or light industrial use. The redesignation of the Yennadon Lands could create a unique opportunity to attract the technology sector, light manufacturing companies, and professional offices—all offering high employment density. After years of work by the City of Maple Ridge, including public engagement, this area is on the verge of finalizing its redevelopment.

For more information on Yennadon Lands, including land use designations, future form and character, and other general details, please click the link below:

<https://www.mapleridge.ca/your-government/city-projects/yennadon-lands>

## SALIENT DETAILS

<b>Civic Address</b>	12639 232 Street, Maple Ridge, BC
<b>PID</b>	011-157-569
<b>Legal Description</b>	LOT 5 SECTION 20 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 5467
<b>Current Zoning</b>	RS-3 - One Family Rural Residential
<b>OCP/Land Use Destination</b>	M-7 Employment Park Zone*
<b>Site Area</b>	±10 Acres
<b>Property Taxes</b>	\$25,225.98
<b>Asking Price</b>	\$10,750,000



## THE LOCATION

Maple Ridge, situated in the Fraser Valley and just 45 minutes from Vancouver, offers a prime location with easy access via Highway 1 and the Golden Ears Bridge.

Maple Ridge's blend of urban convenience and natural beauty, highlighted by nearby forests and Stave Lake, makes it an attractive setting for various commercial ventures. The ongoing transformation of the Yennadon Lands further enhances its appeal, offering promising opportunities for businesses looking to be part of a thriving and evolving community.

This development site presents a prime opportunity for creating employment that will benefit the surrounding community by offering residents the advantage of living close to their workplaces. The proximity to public amenities will help business owners save costs while operating their small industrial and commercial ventures. The planned mix of retail and light industrial spaces provides flexible options for small to mid-sized business owners, allowing them to establish a new business hub within the area. This redevelopment not only enhances business operations but also adds value to the neighborhood by allowing people to live just around the corner, creating a vibrant and integrated community.

## INVESTMENT OVERVIEW

This development site, located near major amenities, is highly attractive to developers and investors. Its proximity to essential services makes it an ideal location for professional offices, retail spaces, and small industrial operations. Professionals and business owners are likely to be drawn to the convenience of working close to home, making them more willing to invest or pay a premium on rent or purchase costs for units within the development. The prospect of living near their workplace may also encourage business owners to lease or buy spaces and eventually purchase residential properties nearby, creating a well-integrated community.

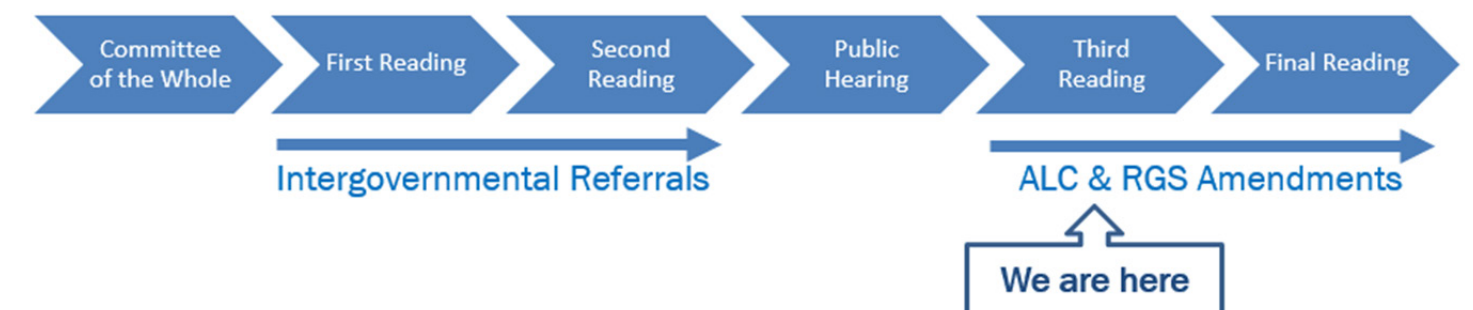
The close proximity to amenities offers significant cost savings for businesses, reducing travel time and expenses for both employees and clients. The thoughtful design of the development blends seamlessly into the natural beauty of the neighborhood, preserving its charm while providing a perfect environment to work and enjoy the surroundings. A mix of professional offices, retail, and light industrial spaces creates a symbiotic relationship where businesses complement one another, fostering collaboration and growth. The surrounding population will benefit from access to services, employment opportunities, and increased economic activity, ensuring long-term advantages for the entire community.

**\*Disclaimer:** All purchasers and/or their agents are advised to conduct independent inquiries with the City of Maple Ridge regarding zoning, required land consolidation, and any other relevant specifics prior to making any financial decision to purchase the property. The seller and their representatives make no guarantees or warranties regarding the property's development potential, and it is the responsibility of the purchaser to verify all information.

## YENNADON LANDS

The City of Maple Ridge is going through a planning process that will look at how the Yennadon Lands will be redesignated. The redesignation of the Yennadon Lands will facilitate the creation of a unique opportunity where the area could eventually serve the needs of the technology sector, light manufacturing companies, and professional offices; all of which offer a high employment density. In order to facilitate employment uses on the Yennadon Lands, an amendment to the Official Community Plan (OCP) is underway.

## OFFICIAL COMMUNITY PLAN AMENDING BY LAW PROCESS:





128TH AVENUE



286.08 ft /  
87.20 m

331.65 ft /  
101.09 m

1,307.22 ft / 398.44 m

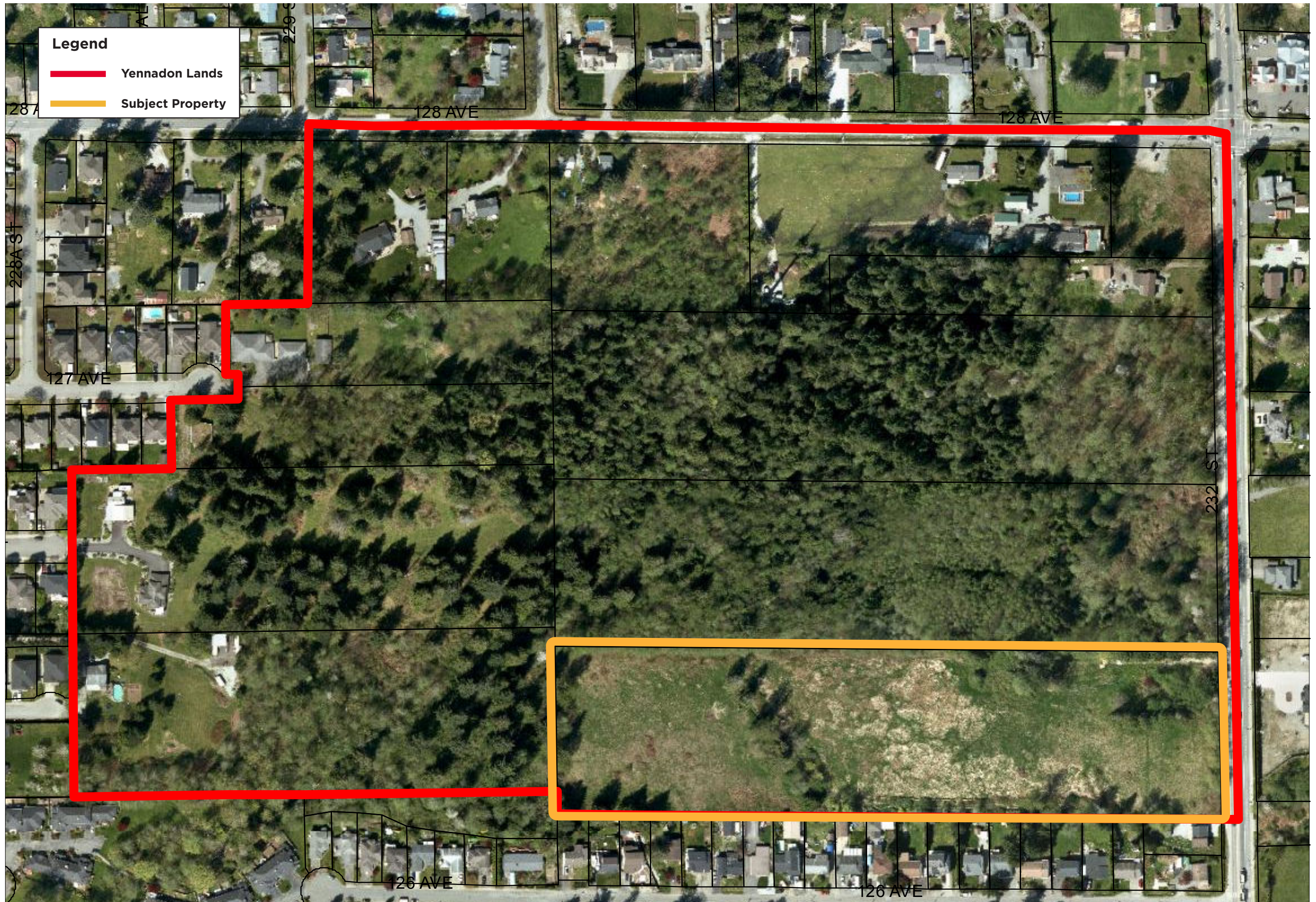
126TH AVENUE

230TH STREET

232ND STREET

ABERNETHY WAY





**Legend**

- █ Yennadon Lands
- █ Subject Property

287

229

128 AVE

128 AVE

228A ST

127 AVE

232 ST

126 AVE

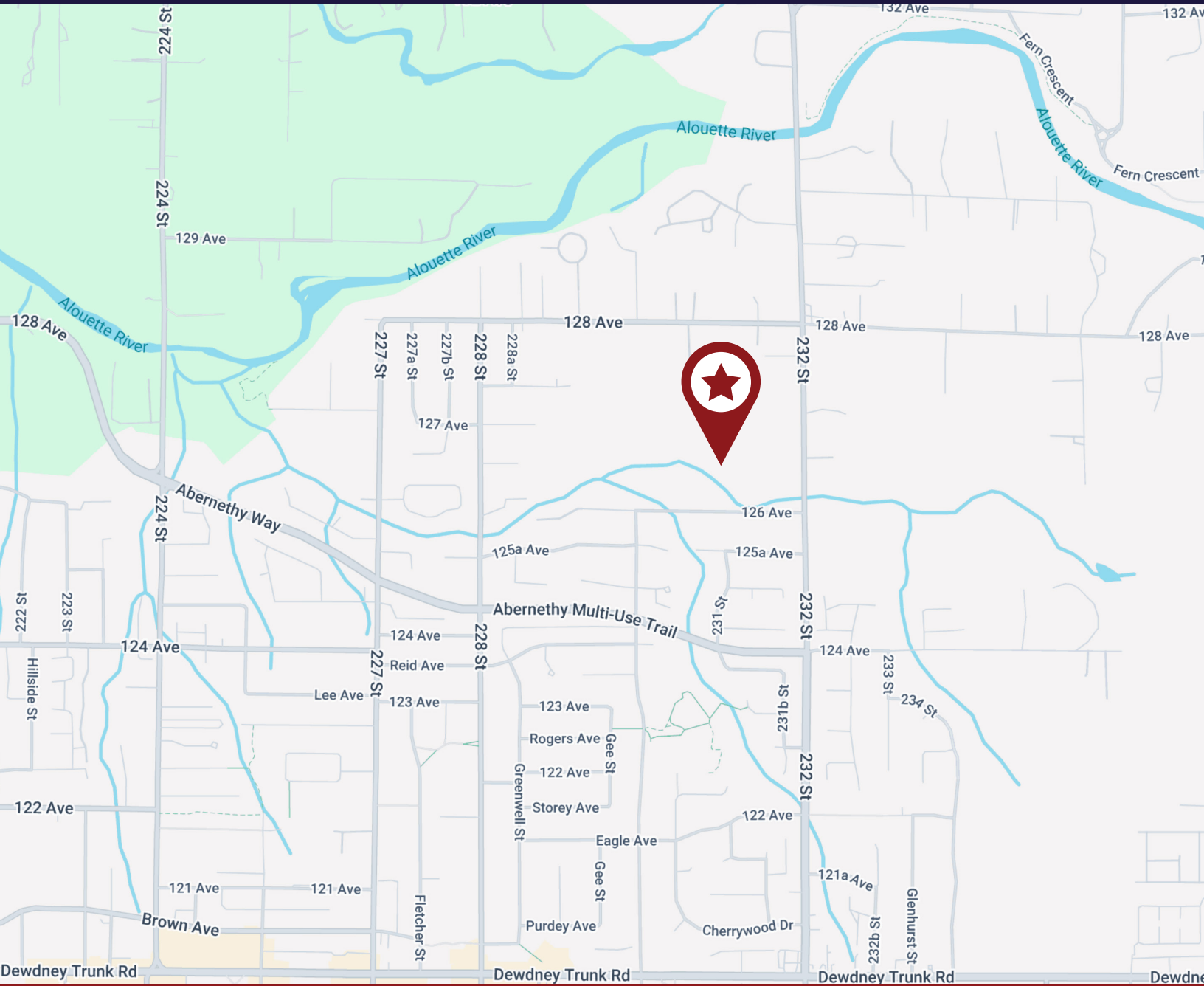
126 AVE





FOR SALE | COURT ORDERED SALE

# 12639 / 232ND STREET MAPLE RIDGE, BC



**HARPREET SINGH**

Personal Real Estate Corporation  
Executive Vice President  
Development Land & Investment Sales  
+1 604 640 5870  
harpreet.singh@cushwake.com

**JOT MATTU**

Senior Associate  
Industrial Sales & Leasing  
+1 604 683 3111  
jot.mattu@cushwake.com



Suite 1200 - 700 West Georgia Street  
PO Box 10023, Pacific Centre, Vancouver, BC V7Y 1A1  
+1 604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.