Discover the Opportunities



For Sale: Land

23380 141 Avenue

Residential Development Opportunity with 3-Acre Assembly Potential
Silver Valley, Maple Ridge

Lennard:
520-800 West Pender Street, Vancouver
604.636.2620
lennard.com

23380 141 Avenue, Maple Ridge

Asking Price
$1,499,000

Approximately Lot Size
21,780 SF / 0.50 acre

Ownership:
Freehold

Zoning
RS-3 Single Detached Rural Residential

OCP designation
Eco-Cluster Residential

Year Built
1957

PID
005-559-529

Reported services
Public water and an existing septic system

The Opportunity

Lennard Commercial presents the opportunity to acquire a half-acre residential development property in Maple Ridge's Silver Valley neighbourhood. Located on 141 Avenue, immediately west of Silver Valley Road, the property sits adjacent to Morningstar Homes' Blacktail community. The approximately 21,780 SF site offers the opportunity to explore redevelopment independently or through assembly with neighbouring properties, creating a potential three-acre development site. Surrounding residential investment and access to forest trails and outdoor recreation provide an appealing setting for future housing.

Location Overview

Silver Valley offers a residential setting defined by forested hillsides, neighbourhood trails and access to outdoor recreation. The property is located near UBC's Malcolm Knapp Research Forest, whose public entrance lies farther north on Silver Valley Road. Nearby amenities include Silver Valley's nature trails and Blaney Hamlet Park, home to the Silver Valley Gathering Place and Jordan McIldoon Legacy Bike Park. The location combines a natural setting with access to Maple Ridge's broader shopping and services.

Development Overview

23380 141 Avenue offers an opportunity to pursue residential development in Maple Ridge's growing Silver Valley neighbourhood. The approximately half-acre property is designated Eco-Cluster Residential under the Silver Valley Area Plan, which contemplates single-detached homes, duplexes, triplexes and fourplexes in a setting that integrates housing with open space and the surrounding natural landscape.

Potential assembly with 14119, 14077 and 14053 Silver Valley Road would create a contiguous site of approximately three acres, with frontage on both 141 Avenue and Silver Valley Road. A larger assembly could provide greater flexibility to coordinate access, servicing and site layout, allowing purchasers to explore a comprehensive residential development concept.



Potential Assembly

Property		Area	Location
1	23380 141 Avenue — Subject Property	0.50 acre	Northwest portion
2	14119 Silver Valley Road	0.50 acre	Immediately east, at the street corner
3	14077 Silver Valley Road	1.00 acre	Immediately south of both half-acre parcels
4	14053 Silver Valley Road	1.00 acre	Southernmost parcel
Combined		**3.00 acres**	**Approximately 130,680 SF**

23380 141 Avenue, Maple Ridge

Silver Valley is supported by an established residential population. The surrounding demographic profile, combined with access to outdoor recreation and nearby amenities, supports the area's appeal as a residential community.

Total Population
1km: 250.8
3km: 7,266.2
5km: 34,638.5

Renter Occupied Households
1km: 8.9 (11.1%)
3km: 251.2 (10.5%)
5km: 3,301.5 (24.8%)

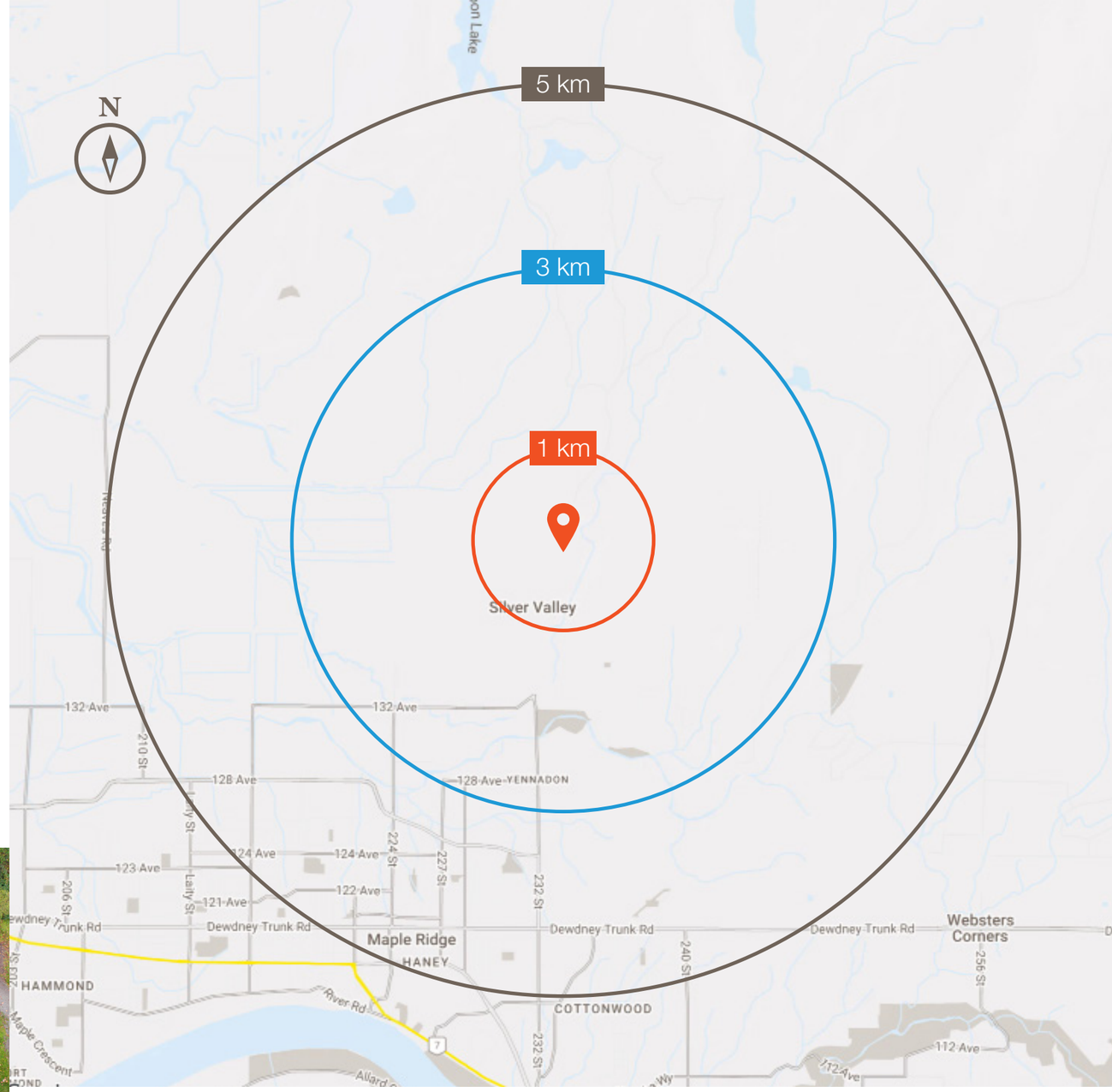
Owner Occupied Households
1km: 71.8 (89.5%)
3km: 2,160.2 (90.1%)
5km: 10,067.5 (75.6%)

Average Household Income
1km: $148,470.00
3km: $150,040.45
5km: $112,194.79

Total Employment Rate
1km: 69.8%
3km: 66.8%
5km: 62.7%



Median Age
1km: 37.1
3km: 39.7
5km: 42.5



Drive Times
Coquitlam: 40 minutes | 22km
Abbotsford: 48 minutes | 40km
Richmond: 1 hour 25 minutes | 63 km
Vancouver: 1 hour 30 minutes | 48km













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