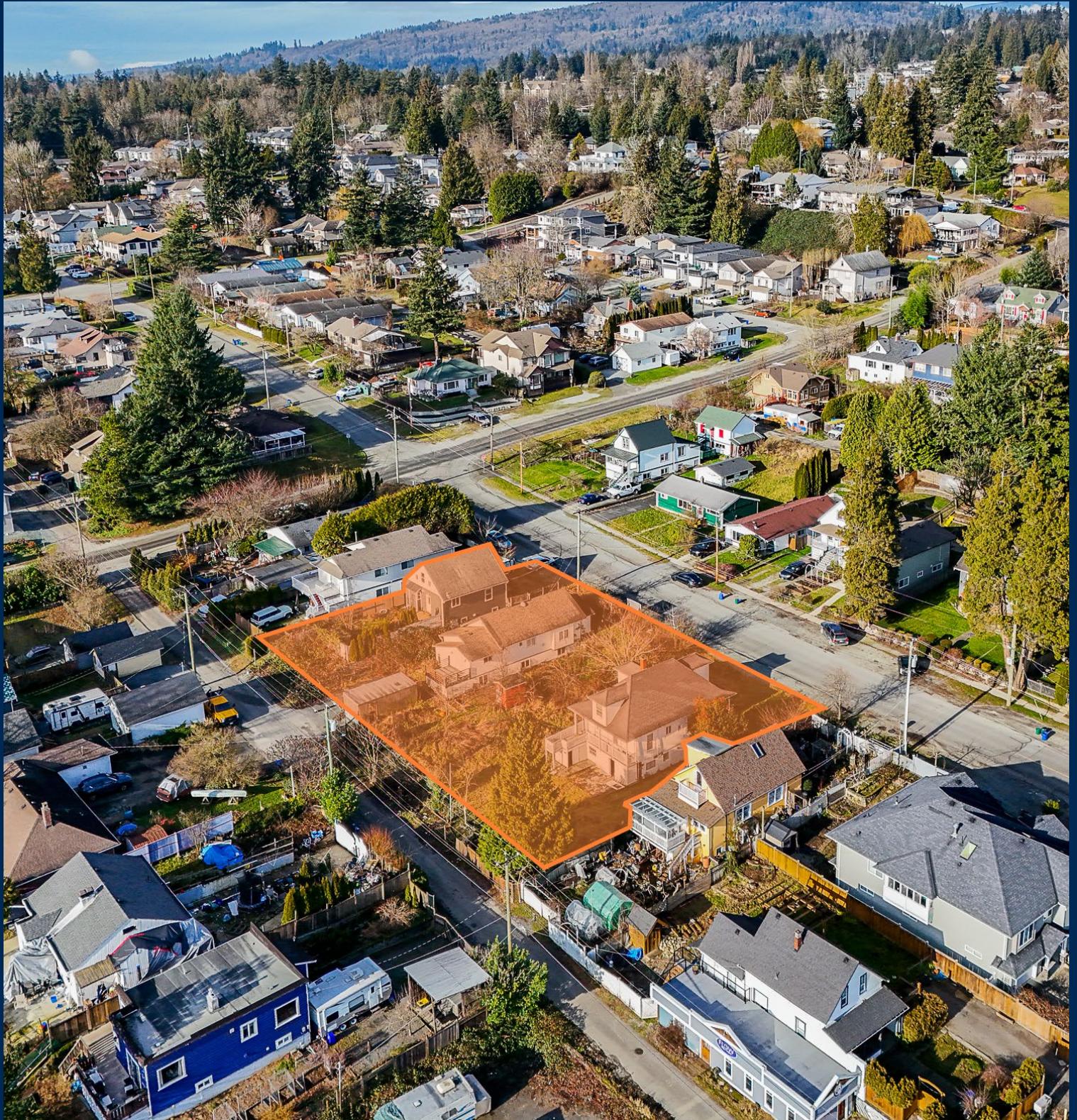


# FOR SALE

Marcus & Millichap  
MCEVAY | BLAIR  
MULTIFAMILY GROUP

## Mission Development Site

32968, 32972, & 32980 2nd Avenue, Mission, BC



## Salient Details

### Address

32968, 32972, & 32980 2nd Avenue, Mission, BC

### Lot Size

20,130 sf (165' x 120')

### Legal Description

Lot 4, A, & 7, Block 27,  
Plan NWP332, Section  
21, Township 17, New  
Westminster Land District

### PIDs

011-605-731, 000-951-749  
000-643-980, 000-643-998

### OCP Designation

Mission City Downtown (4.5 FSR)

### Zoning

Multi-unit Duplex Zone (MD465)

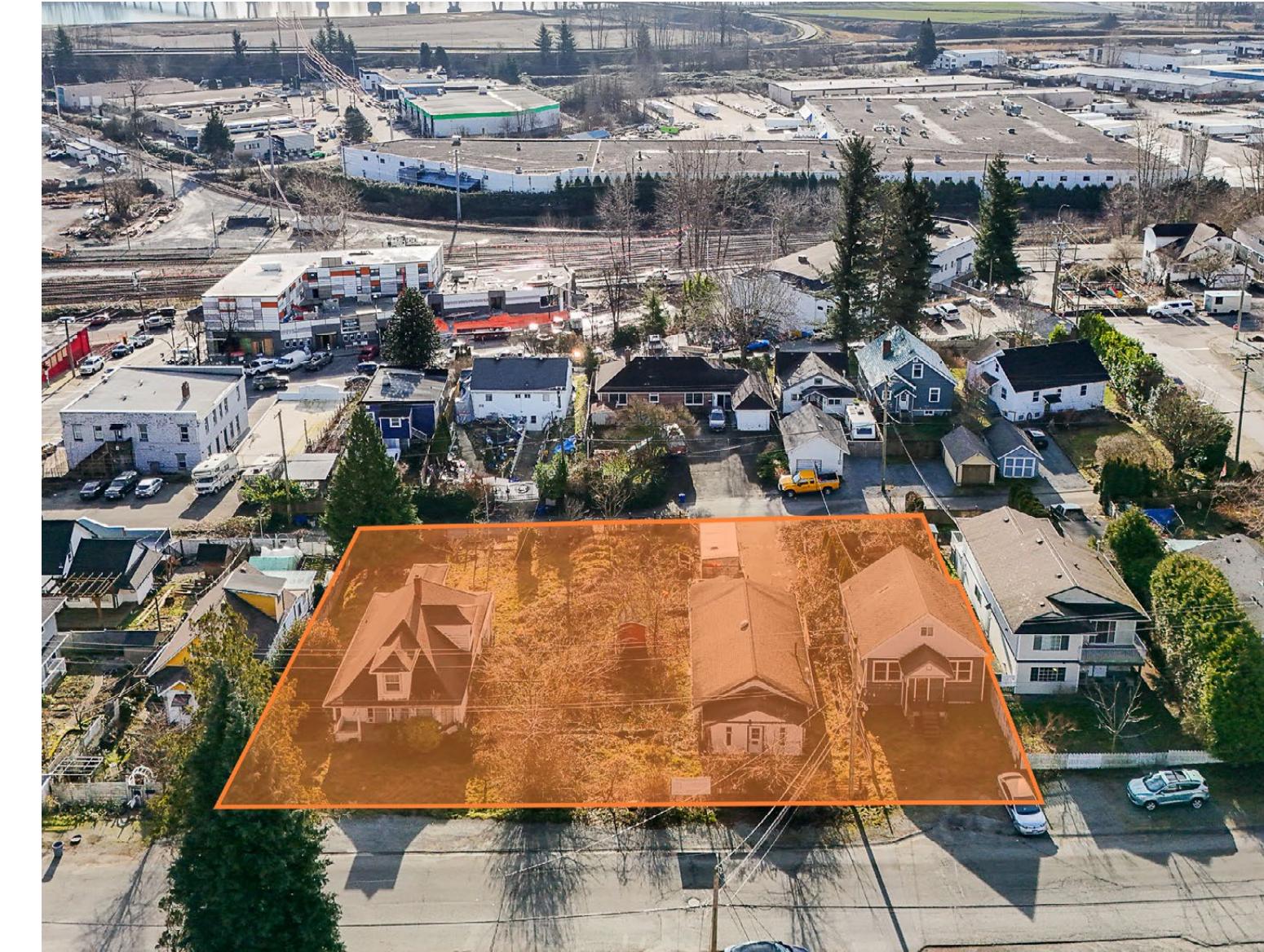
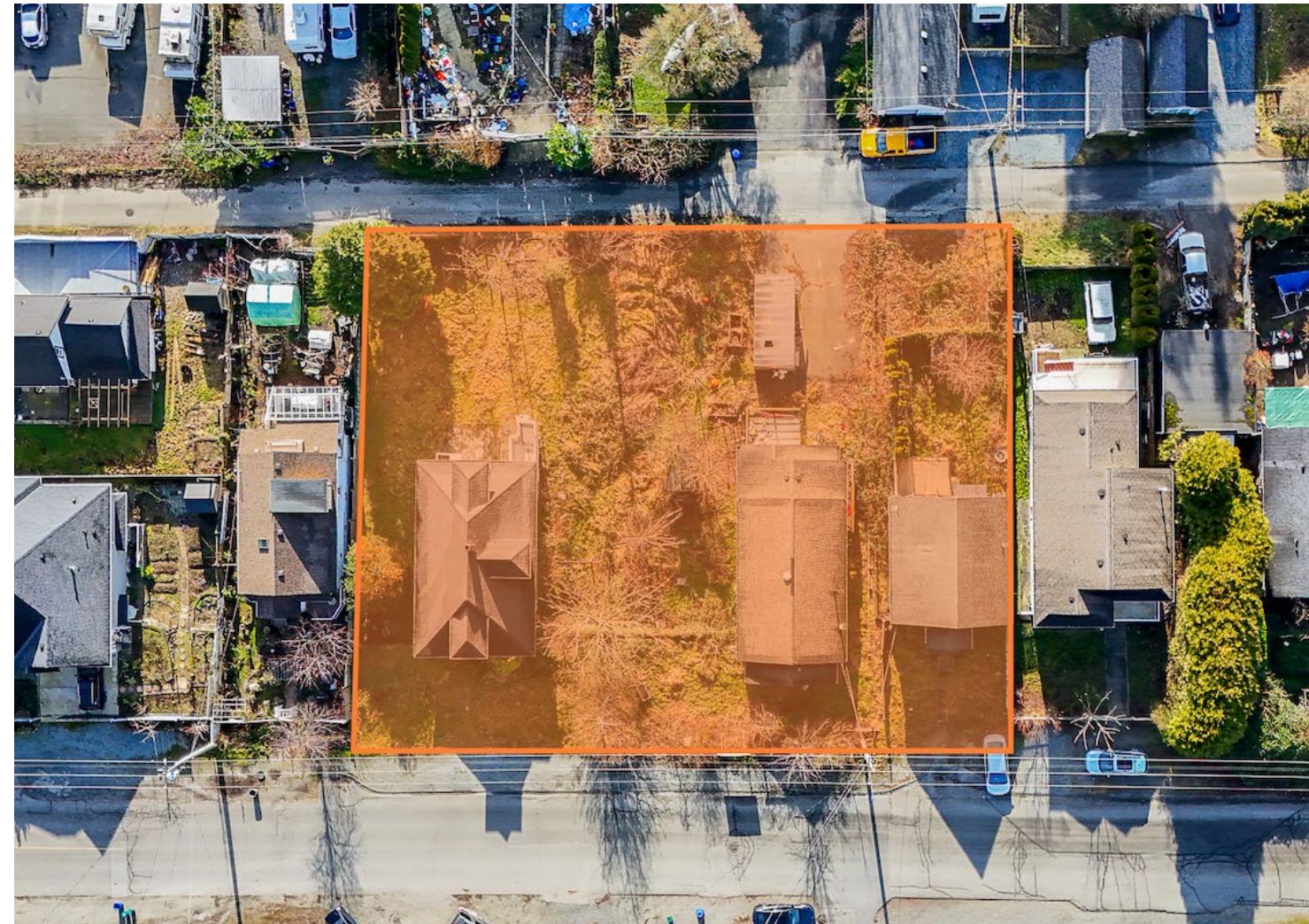
### List Price

\$4,500,000

### Offering Process

Access to the online data room is available upon execution of the digital Confidentiality Agreement.

[CA & Data Room](#)



## Development Highlights



### Excellent Location

Situated near the Mission Core (Mission DT), this location offers proximity to the area's many amenities while being set on quiet street.



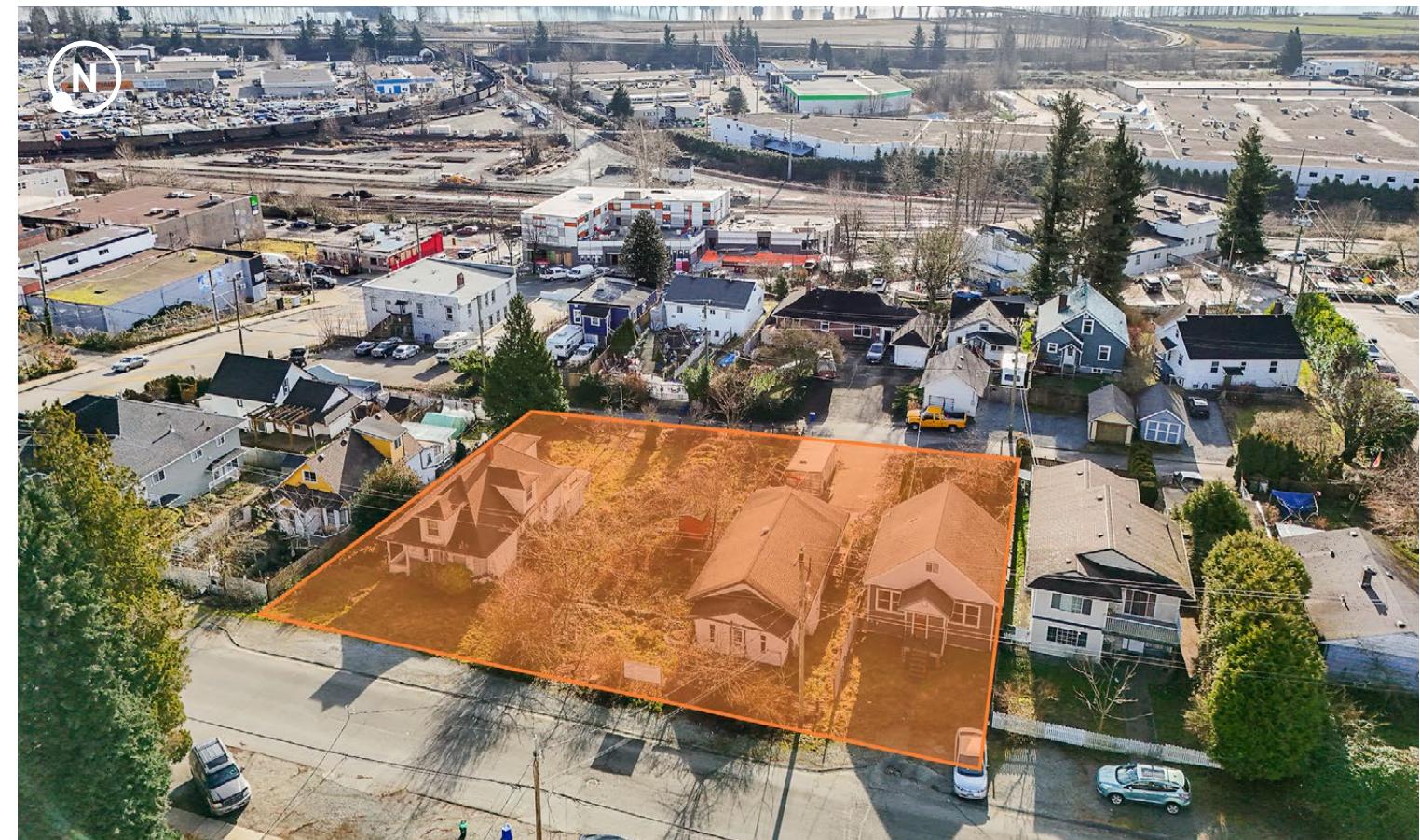
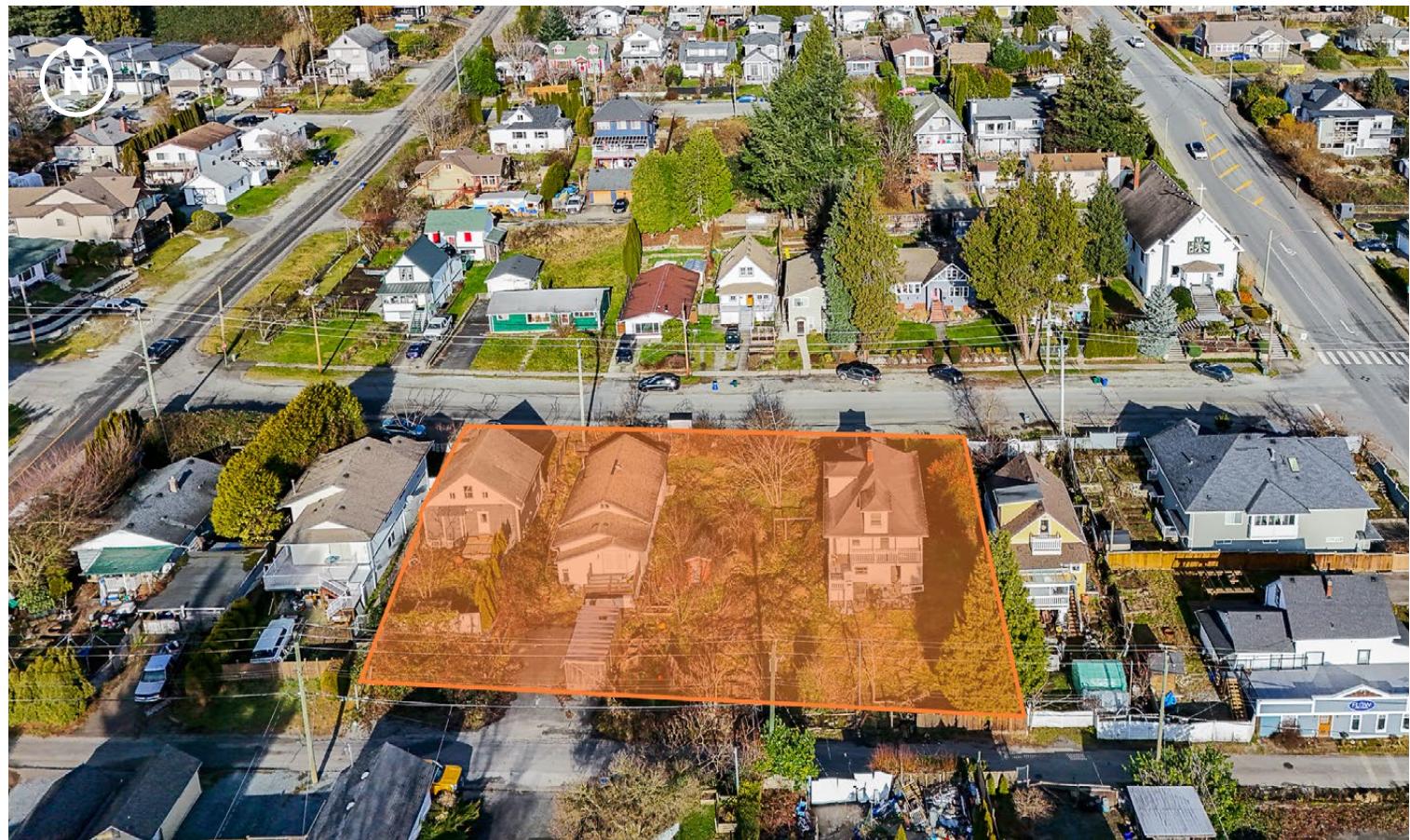
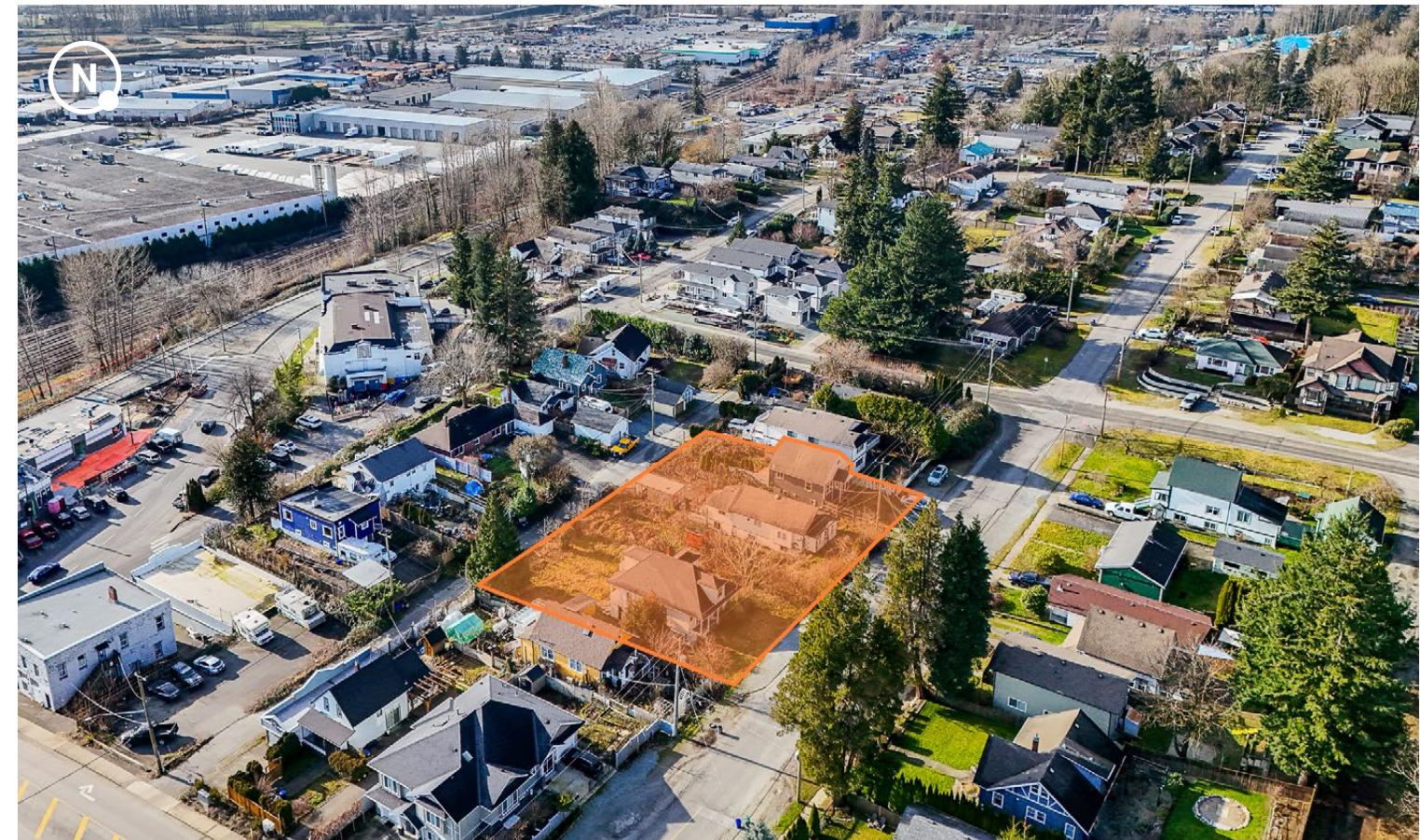
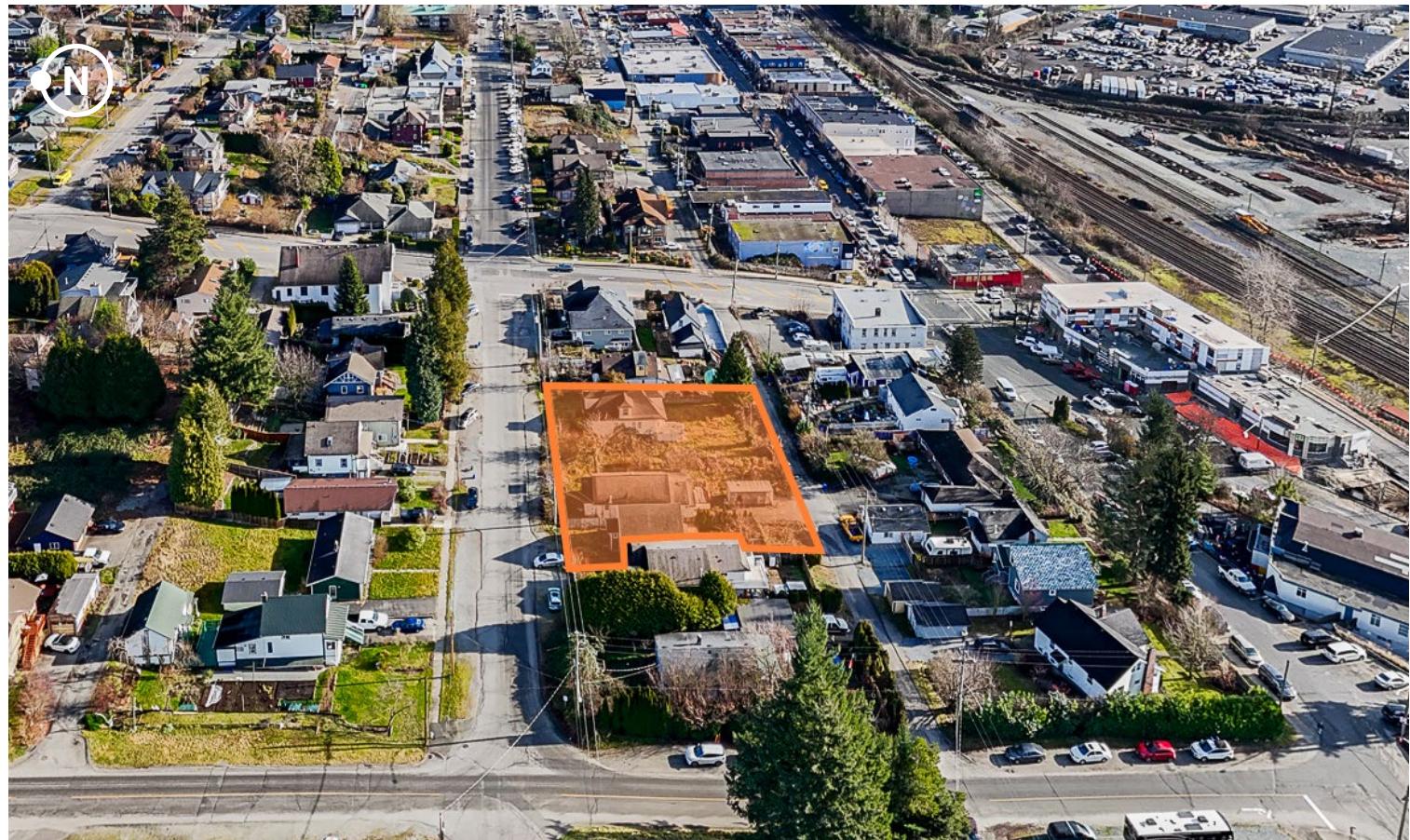
### Proximity to Transit

Ideally located within close proximity to the West Coast Express via Mission City Station, approximately a 10-minute walk. Additionally, it offers convenient access to the Cedar Valley Connector, which provides direct connections to Abbotsford and Highway 1.



### Laneway Access

The Site features laneway access, a feature not commonly available in development sites. This improves construction logistics, and contributes to the overall appeal of the completed development.





## Amenities

### ● Cafes/Bakeries

1. Starbucks
2. The Penny
3. Cobs Bread
4. Tim Hortons
5. Grab-A-Java Roasting

### ● Shopping/Services

1. Save-On-Foods
2. The Junction Shopping Centre
3. Real Canadian Superstore
4. London Drugs
5. Shoppers Drug Mart
6. FreshCo

### ● Dining/Entertainment

1. Browns Socialhouse
2. HUBco Brewing
3. White Spot
4. Rocko's 24 Hour Diner
5. Bee Thai Cuisine
6. Red Tomato Pies

### ● Recreation

1. Jack Poole Harbourside Park
2. Kinsmen West Park
3. Mission Leisure Centre

 **Mission City Station**

 **Mission Central Elementary**

 **Mission Memorial Hospital**

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