

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	PIDs 011-605-731, 000-951-749 000-643-980, 000-643-998	Offering Process Access to the online data room is available upon execution of the digital Confidentiality Agreement.
Lot Size 20,130 sf (165' x 120')	OCP Designation Mission City Downtown (4.5 FSR)	CA & Data Room
Legal Description Lot 4, A, & 7, Block 27, Plan NWP332, Section 21, Township 17, New Westminster Land District	Zoning Multi-unit Duplex Zone (MD465)	
	List Price \$4,500,000	



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.



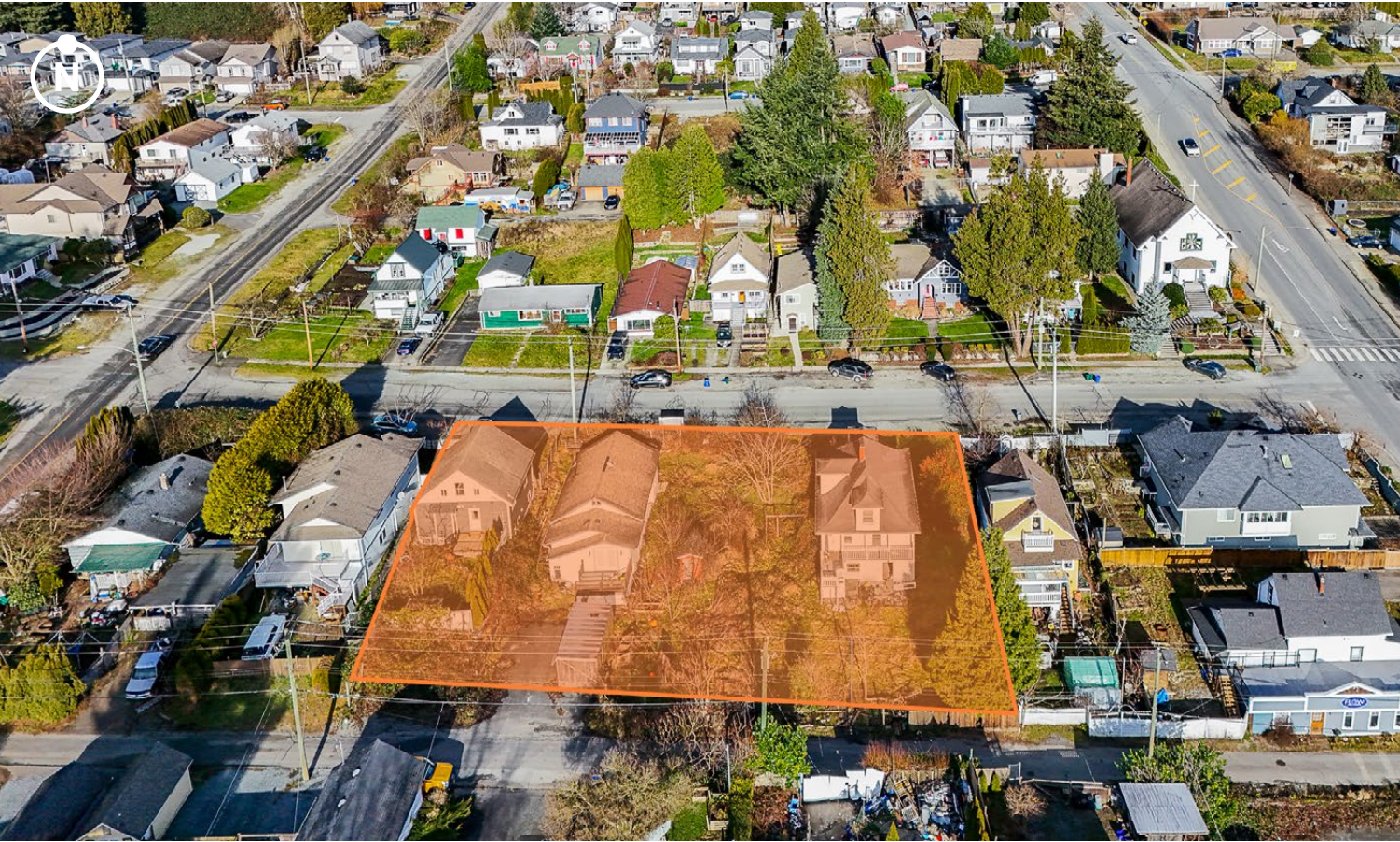
Proximity to Transit

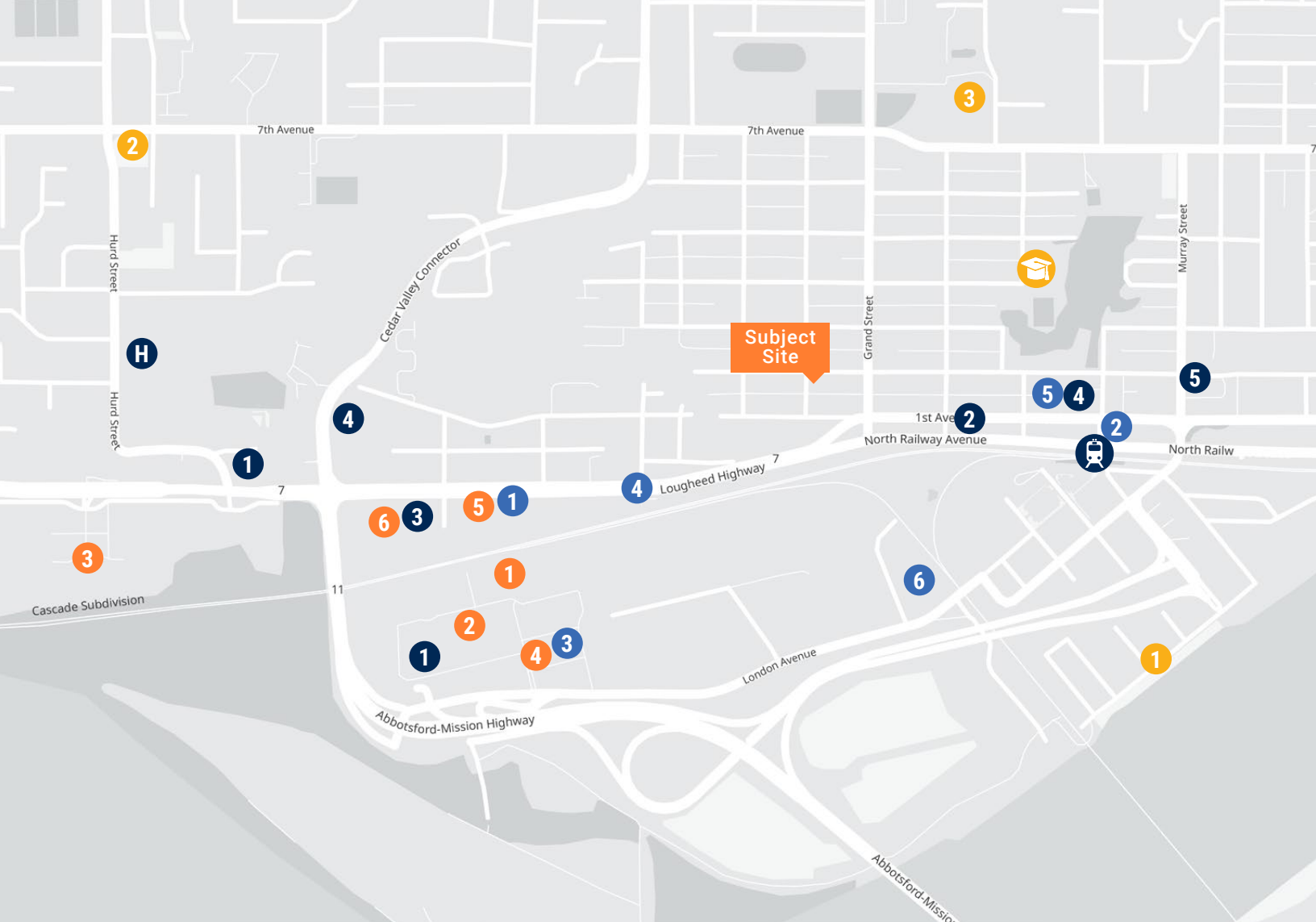
Ideally located within close proximity to the West Coast Express via Mission City Station, approximately a 10-minute walk. Additionally, it offers convenient access to the Cedar Valley Connector, which provides direct connections to Abbotsford and Highway 1.



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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