



7252

FOR SALE

INDUSTRIAL STRATA UNIT

7252

RIVER

PLACE

DETAILS

CIVIC ADDRESS

1-7252 River Place
Mission, BC

PID

027-862-534

NEIGHBOURHOOD

100- Railroad to Fraser River

ZONING

INBP1 - Industrial Business Park

STRATA AREA

2,974 sqft.

ASSESSMENT

\$1,311,000

PROPERTY TAX (2023)

\$16,963.13

PRICE

Contact Agent

OPPORTUNITY

Iconic Properties Group is pleased to present an industrial strata warehouse in the Silver Creek Business Park neighbourhood of Mission, BC.

With over \$200,000 in upgrades, including the addition of a new mezzanine, and one grade loading, this spacious warehouse has massive potential and is perfect for a wide variety of uses due to its INBP1 Zoning.

INBP1 Zoning (Industrial Business Park One) permits a wide variety of retail, restaurant, warehouse storage, recreational, institutional, general service, and office uses.



**Total Lot Size
2,974 ft.**

NEARBY AMENITIES

FOOD & DRINK

- 1 Mucho Burrito Mexican Grill
- 2 Edo Japan
- 3 7-Eleven
- 4 Firehouse Subs Mission
- 5 Ricky's

SHOPS & SERVICES

- 1 Walmart
- 2 RONA
- 3 Anytime Fitness
- 4 Petro Canada
- 5 Superstore

SUBJECT PROPERTY

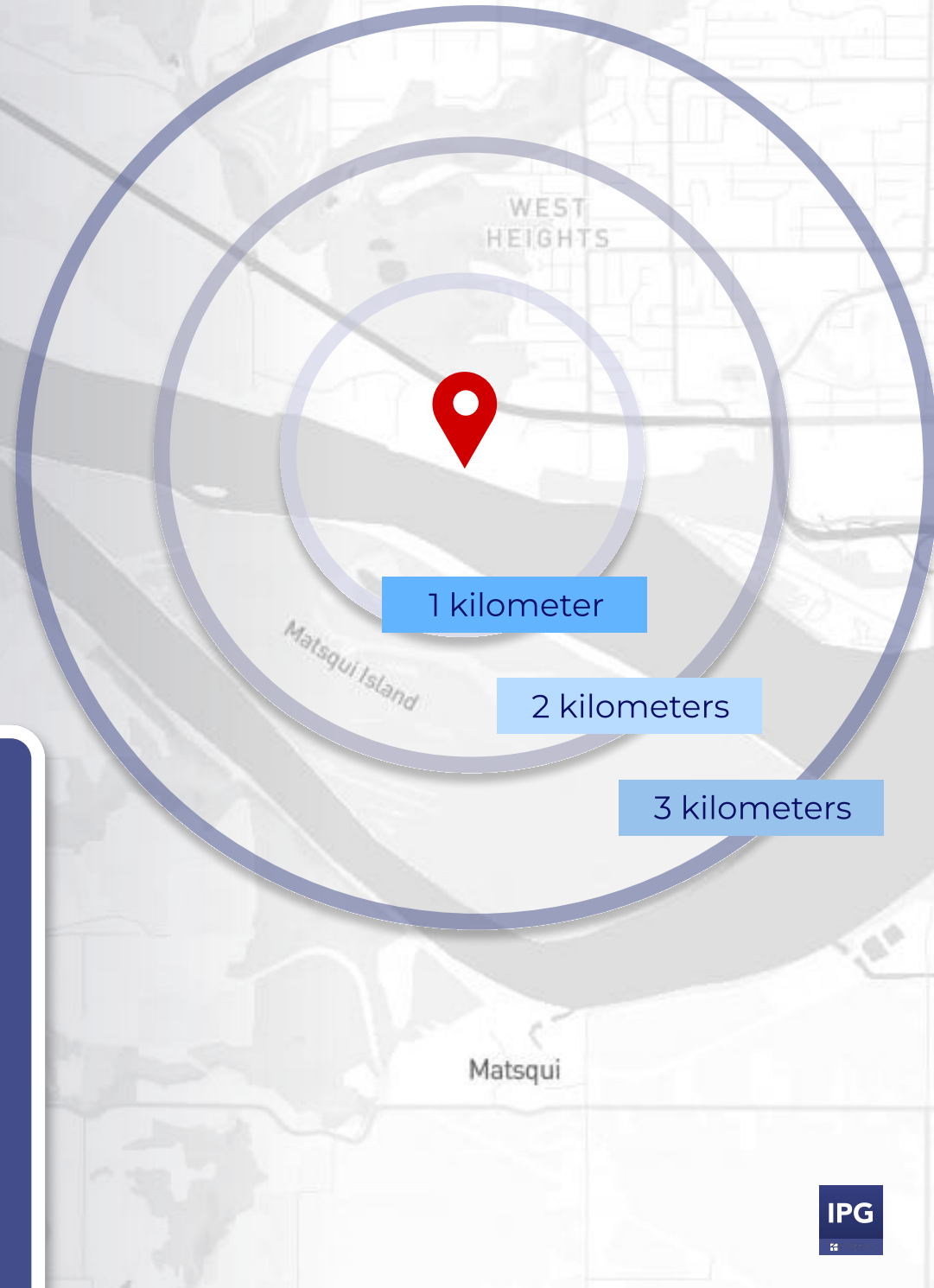
DEMOGRAPHICS

Originally inhabited by the Stó:lō First Nations people, the dynamic and rapidly growing city of Mission, BC is now home to a diverse population of over 41,000 residents.

Mission is situated on the north bank of the Fraser River, and is just 30 minutes away from the US border, making it a convenient and scenic location to start new opportunities.

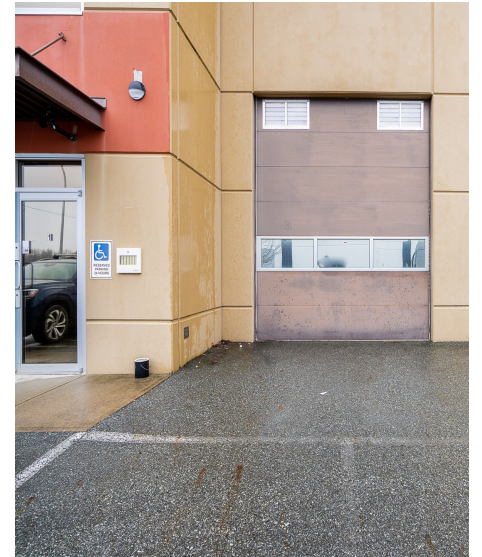
The property is located in the high-end Silver Creek Industrial Business Park in Mission. With new developments happening within the immediate area, this neighborhood is a highly coveted, up-and-coming destination for the city of Mission.

The Subject property is located in an Industrial Business Park Zone.



	1 km	2 km	3 km
Population (2024)	996	14,635	37,468
Population (2025)	983	15,715	41,140
Projected Annual Growth (2024-2025)	-1.3%	7.4%	9.8%
Median Age	39.2	40.3	39.6
Average Household Income (2024)	\$8,126.32	\$101,297.97	\$112,666.92
Average Persons Per Household	3	3	3





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IPG

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