

For Sale

SKYVIEW APARTMENTS

A Large-Scale 141-Suite Purpose-Built
Rental Building Well Located in Mission, BC

Colliers

**Artist rendering only*



Executive Summary

Skyview Apartments Building A is a newly developed, 6-storey purpose-built rental apartment building well located in the core of Mission BC at 32651 Fraser Crescent. Building A comprises 141 modern and spacious residential suites with immediate access to Lougheed Highway, Highway 11, Mission City Station and numerous nearby amenities. Completion is slated for March/April 2027, providing purchasers with the opportunity to have complete control over their own lease up.

The building features an attractive unit mix of 3 Studio's, 39 One-bedrooms, 62 Two-bedrooms, 34 Three-bedrooms and 4 Four bedrooms, with the +/- 819 SF average unit size being +/- 819 SF and a 115,440 SF net rentable.

The building also has a +/- 4,249 SF amenity room on the 3rd floor featuring a rooftop lounge, 3 elevators, and 3 levels of secure underground parking offering a total of 194 parking stalls comprised of 28 visitor stalls and 166 stalls designated for the residents.

Located steps from downtown Mission and along a primary transit route, the property benefits from excellent accessibility and exposure. The surrounding area features a strong mix of commercial and residential uses, with nearby tenants and services such as FreshCo, Tim Hortons, major banks, fitness facilities, and a range of medical and professional offices.

Investment Highlights

1 Centrally Located, Transit-Oriented Rental Asset

Strategically positioned in Mission with immediate access to Lougheed Highway and Highway 11 and is just steps from Mission's downtown core and the West Coast Express at Mission City Station. The property benefits from its proximity to major amenities including Shoppers Drug Mart, Mission Memorial Hospital, and numerous dining and retail options along First Avenue.

2 Newly Constructed, Class A Building

With completion scheduled for Q1 2027, Skyview delivers a modern 6-storey purpose-built rental building featuring condo-quality finishes and contemporary design. Its 141 suites position it among the largest and highest-quality new rental offerings in the area.

3 Scale in Undersupplied Market

Opportunity to acquire a 141-unit asset in an undersupplied rental market, with the ability to enter into a joint venture that would provide ownership of over 260 units across adjacent properties, creating scale in a market supported by strong multifamily fundamentals.

4 Diverse and Efficient Suite Mix

The unit mix is designed to appeal to a wide variety of potential tenants and families with suite sizes ranging from +/-514 SF TO +/-1,206 SF.

5 Vacant Possession

Provides purchasers with full control over the initial lease-up, including tenant selection, rental structure, and affordability strategy.



*Artist rendering included

Property Overview

Salient Facts

Civic Address	32651 Fraser Crescent, Mission, BC
Legal Description	LOT A DISTRICT LOT 165 GROUP 3 NEW WESTMINSTER DISTRICT PLAN EPP130787
Completion Date	March/April 2027
Construction	Wood Frame
Suite Mix	4 Studios 39 One Bedrooms 62 Two Bedrooms 34 Three Bedrooms 2 Four Bedrooms Total: 141 rental units <i>* 14 affordable units per the Housing Agreement with the City of Mission</i>
Net Rentable Area	+/- 115,440 SF
Storeys	6
Parking	194
Bike Stalls	92 (potential to be converted to storage lockers)*
Projected Stabilized Net Operating Income (Year 1)	\$3,014,037
Pricing	Contact listing agents for details
Ownership	Freehold
Share Sale	Held in a bare trust
Financing	CMHC MLI Select 50 Year Amortization Financing Available - Contact Agent for Details

*To confirm with City of Mission

Building Features

- 1 6 storey wood frame construction with three levels of underground parking
- 2 3 elevators and internal stairwells
- 3 Common rooftop deck amenity area
- 4 In-suite laundry
- 5 Vinyl flooring
- 6 Large bike room
- 7 Constructed to step code 4
- 8 Parking stalls ready for EV



*Artist rendering only

Suite Overview & Projected Plans

Suite Type	Unit Count	Average SF
Studio 1 bath	4	514
1 bed 1 bath	37	571
1 bed + den + 1 bath	2	631
2 bed 1 bath	6	691
2 bed 2 bath	51	863
2 bed + den + 2 bath	5	971
3 bed + 2 bath	34	1,047
4 bed 2 bath	2	1,206

Total Suites: 141 | Average Unit Size: 819 SF | Projected Average Rent/SF: \$2.74

Interior Design & Finishing Highlights

The residential units feature modern, open-concept floorplans, with kitchens and living areas seamlessly integrated for contemporary living. A summary of the interior specifications includes:

- Unit Flooring: Vinyl
- Appliances: Whirlpool
- Countertops: Quartz



**Artist rendering only*

Location Overview

Skyview Apartments is located at 32651 Fraser Crescent, positioned with spectacular views, within a stable residential pocket with immediate access to Mission's core amenities. Residents benefit from close proximity to grocery stores, pharmacies, restaurants, schools, parks, and essential services. Mission Memorial Hospital is only minutes away, providing a significant employment anchor and important amenity.

Mission has been experiencing steady population growth over the past several years, driven in part by people moving to the Fraser Valley for more attainable housing options while maintaining access to employment centres in the Fraser Valley. This demographic shift has strengthened the local service base and supported continued investment into community amenities and infrastructure.

Transit access is a key advantage of the location. Bus routes in the area provide direct connection to Mission City Station, offering West Coast Express service toward Metro Vancouver. The site also benefits from strong road connectivity via Lougheed Highway and Highways 7 and 11, enabling efficient travel to Abbotsford, Chilliwack, Maple Ridge, and surrounding employment areas.

Overall, Skyview's location provides reliable access to essential services, healthcare, and regional transportation networks – critical components that support the long-term stability and demand characteristics of this submarket.

Drive Times



**Abbotsford
City Centre**

16 min | 12.5 km



**Abbotsford
International Airport**

28 min | 22.5 km



**US Border Crossing at
Abbotsford-Huntingdon**

22 min | 18 km



Nearby Amenities



The Junction Shopping Centre

London Drugs	Starbucks
Save-On-Foods	Staples
SilverCity Mission Cinemas	Winners
Sleep Country	Boston Pizza
Canadian Tire	Sally Beauty

Other Amenities

1	Mission Memorial Hospital
2	Freshco
3	Mission West Coast Express Station
4	The Mission Museum
5	Big Box Outlet Store
6	Scotiabank
7	Mission Station Grill
8	McDonald's
9	Mission Central Elementary School

SKYVIEW APARTMENTS | 32651 Fraser Crescent, Mission, BC

Offering Process

The property is being offered where qualified parties are asked to sign a Confidentiality Agreement and return to Colliers prior to gaining access to the virtual data room. Tours will be scheduled following the initial marketing launch and offering instructions will be provided.

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