

DOWNTOWN MISSION LANDMARK RETAIL BUILDING

33017 1ST AVENUE, MISSION



EXCLUSIVE MARKETING BY ORACLE PROPERTY GROUP



33017 1ST AVENUE



OPPORTUNITY



Oracle Property Group is pleased to present the opportunity to purchase a historic building in Mission City. This gateway to Mission downtown is a fantastic location for a wide spectrum of uses, including retail, office, medical, and entertainment, with a walk score of 84, under the current CCD1 zoning.

LOCATION



The subject property is located on the northeast corner of Grant Street on 1st Ave. With just a 5-minute walk to the Mission City Station, the terminal station for the West Coast Express train from Vancouver downtown, this will be an ideal location for future residents to work in the rustic charm of vibrant downtown Mission

PROPERTY HIGHLIGHTS



Land and commercial building for sale in Downtown Mission! Great long term potential and growth with this property located near the end of the strip. Massive 5,318 Sq Ft building with 17 ft ceilings currently operating as a book store. Fully equipped with front desk/reception area, men and female bathrooms, laundry, and a completely open back half of the building ready for your ideas and finishing touch. Limitless options here - envision your business here. Screening room up at the top with another bathroom could be used as a storage space, office room or converted to another bachelor unit. Above is also a 2 Bedroom + 1 Bath suite with sweeping views of the valley, Mission Bridge and Mountains. Separate access to the suite & business. Back laneway access & exits as well. Lots of opportunity with mixed use DT1 zoning: bowling alley/pool hall, restaurant, daycare, office, hair salon, gym, recreational facility and so much more. Residential development potential for a high-rise project with up to 4.5 - 5 FSR!



Mission City Downtown Action Plan

Communities across North America are experiencing a resurgence of interest in their downtown areas, recognizing their intrinsic value as hubs of community life. Despite a previous trend favoring malls, the importance of downtowns in fostering a sense of community, pride, and activity has been rediscovered. In Mission, the downtown area holds potential, though it faces challenges such as attracting more residents and businesses, ensuring safety, managing traffic, and making development economically viable. The Mission City Downtown Action Plan, developed through collaboration between local stakeholders and authorities, aims to revitalize downtown by focusing on five fundamentals: transportation, land use diversity, public spaces, social inclusivity, and economic development. These fundamentals are to be achieved through ten significant initiatives, including infrastructure projects and policy reforms, paving the way for Mission's downtown to flourish once again.



10 BIG MOVES

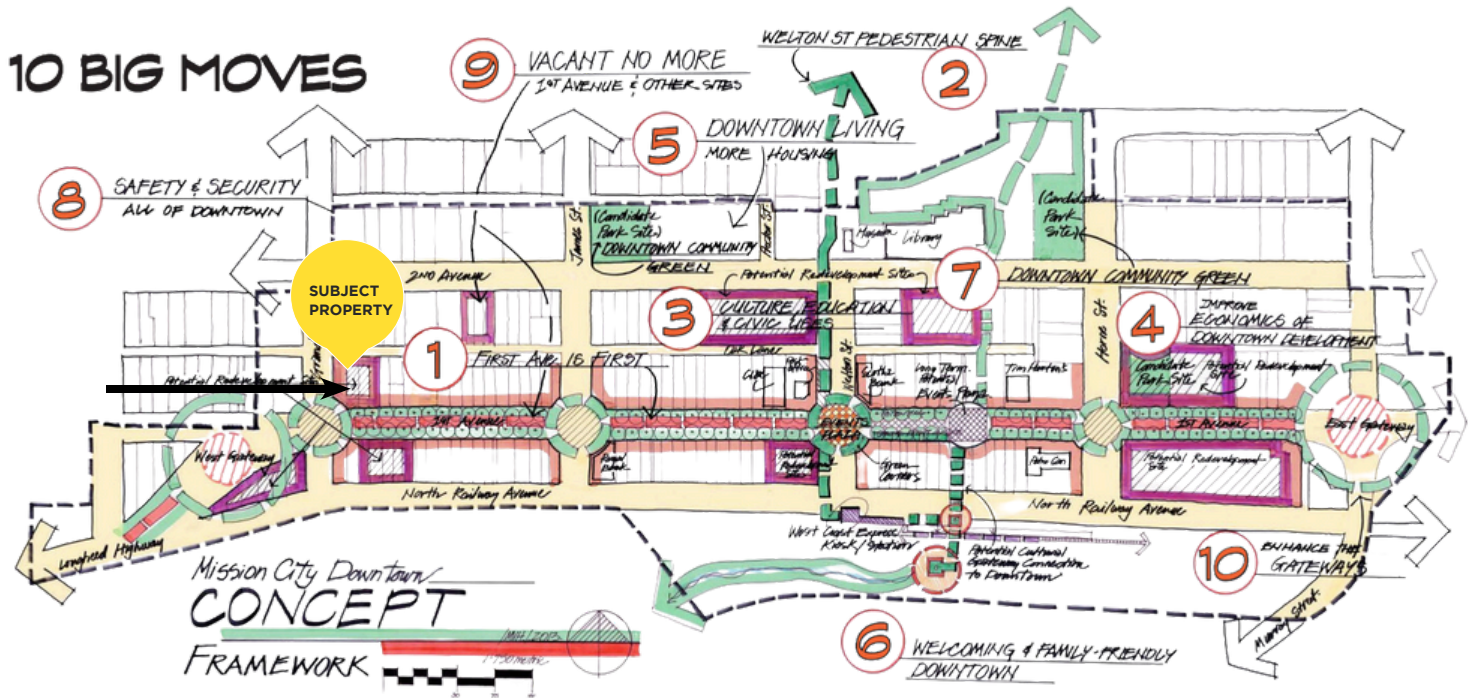


Figure 10 Big Moves Concept Diagram

- 1** 1st is First – taking back ownership and control of the High Street (1st Avenue), relocating truck traffic and transforming 1st Avenue into a pedestrian-oriented Retail High Street that gracefully accommodates vehicles, deliveries, pedestrians and cyclists;
- 2** Welton Street Pedestrian Spine - enhancing the public open space network connecting existing and future key destinations to improve pedestrian comfort, convenience and safety in the downtown;
- 3** Bring Cultural, Education and Civic Uses Downtown - attracting a combination of civic, arts, and educational uses to the downtown to support a greater amount and diversity of people and activities;
- 4** Improve the Economics of Downtown Development, introducing development regulations and incentives that improve the overall viability of downtown development and business opportunities;
- 5** Downtown Living - increasing the number and diversity of people living in and adjacent to the downtown;
- 6** A Welcoming and Family-Friendly Downtown - bringing a greater amount and diversity of people and activities to the Downtown and minimizing negative behaviour and activities;
- 7** Downtown Community Green - creating a public park in the Downtown that provides green amenity space for residents and visitors; and
- 8** Safety and Security - improving actual and perceived safety and security in the downtown.
- 9** Vacant No More - activating vacant sites or storefronts with community gardens, art displays and other interim uses and improvements; and
- 10** Downtown Gateways - emphasizing the sense of arrival in the Downtown through distinctive private development and public realm improvements.

This plan marks the beginning of Downtown Mission's transformation, requiring hard work, determination, public investment, and ongoing commitment from all stakeholders. While the District Council and staff are prepared to lead, success hinges on collaboration with downtown champions. We invite you to join us on this exciting journey as we work towards revitalizing our downtown in the months and years ahead.





The City recognizes the vital role of a vibrant downtown in benefiting all of Mission

The Official Community Plan (OCP) underscores the significance of a robust downtown for the economic well-being of Mission. A flourishing downtown not only enhances the tax base but also attracts tourists and new residents to the community. The aim is for downtown businesses and services to offer unique, niche retail experiences that complement, rather than compete with, retail areas outside the downtown, thus contributing to a comprehensive retail strategy for the entire District. Furthermore, the five fundamentals established in this process extend to all of Mission, and the tools and incentives trialed in the downtown area can be applied to other development priority areas as outlined in the OCP.



PROPERTY DETAILS



DEVELOPMENT

The property in question is located within the Downtown Development Permit Area (DPA 1) of Mission City. It is anticipated that the enhanced densities and Floor Area Ratios (FAR) prescribed by the Downtown Mission Action Plan (NCP) could lead to an increase in both density and property values in the vicinity. For further details, refer to the Mission City Downtown Plan. This property falls under the 2020 updated boundaries of the Downtown Incentive Program, making it eligible for financial incentives aimed at encouraging the development of new apartment buildings and mixed-use projects near the downtown heart.

FLOOR AREA RATIO

The site in focus is currently zoned as Mission City Downtown (DT1). However, the existing Official Community Plan (OCP) supports a transition to a broader DT2 zoning. This change would permit a full lot coverage of up to 125 feet in height, starting with a base Floor Space Ratio (FSR) of 4.5. Opportunities for increased density bonuses ranging from 4.75 to 5.0 FSR are available, subject to meeting specific additional criteria. For comprehensive details on development potentials and guidelines, please request access to our data room.

ADDRESS

33017 1st AVE Mission, BC

LEGAL DESCRIPTION

LOT 38, BLOCK 77, PLAN NWP664, DISTRICT LOT 411, GROUP 1, NEW WESTMINSTER LAND DISTRICT

ZONING

CCD1

PID

011-900-792

LAND SIZE

6,100 SQ.FT

BUILDING SIZE

5,318 SQ.FT

ASKING PRICE

Contact Shawn Domingo



Revitalizing Downtown Mission: 10 Key Moves for Transformation

- **Transforming First Avenue:** The plan prioritizes converting Highway 7 traffic away from 1st Avenue to enhance its pedestrian appeal, including wider sidewalks, events plaza, and improved access to businesses. Options include reintroducing two-way traffic or retaining one westbound lane.
- **Enhancing Welton Street Pedestrian Spine:** Improving pedestrian connectivity from Mission City Station to downtown, creating a welcoming pedestrian environment, and developing the Welton Street Plaza are key components.
- **Locating Civic and Cultural Uses Downtown:** Encouraging the placement of civic and educational facilities downtown to attract diverse activities and support businesses, with a focus on viable community-driven projects.
- **Improving Downtown Economics:** Initiatives include incentivizing mixed-use development, developing parking solutions, and assessing infrastructure needs to facilitate downtown development.
- **Promoting Downtown Living:** Prioritizing multi-family residential development, amending zoning regulations, and marketing downtown for residential opportunities to support business growth and create a vibrant urban community.
- **Creating a Welcoming and Family-Friendly Environment:** Establishing a downtown events committee, enhancing social services, promoting community engagement, and improving public amenities like washrooms contribute to a more inclusive and vibrant downtown.
- **Developing Downtown Community Green Spaces:** Identifying and developing a centrally located park with activities for all ages to enhance the downtown's appeal and livability.
- **Ensuring Safety and Security:** Implementing programs like the Downtown Ambassador program, adopting building management policies, and enhancing transit exchange facilities to improve safety perceptions and actual security.
- **Activating Vacant Spaces:** Encouraging temporary uses of vacant storefronts by local artists or businesses to mitigate blight and increase downtown vitality.
- **Creating Downtown Gateways:** Designing and constructing distinctive gateway features at entry points to downtown to establish a unique identity and sense of arrival.



CONTACT US TODAY!

SHAWN DOMINGO

shawn@oracleporpertygroup.com

(778) 320 - 4161

DAVID TSEN PREC*

david@oracleporpertygroup.com

(778) 241-6663



SCAN
ME

