

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SALE

33047 First Ave., Mission, BC V2V 1G2

FOR SALE: \$825,000



2,575 SF | 0.07 AC | BUILT IN 1940

BELLCORNERSTONE
Commercial Real Estate

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OFFERING MEMORANDUM

33047 FIRST AVE.

Mission, BC V2V 1G2

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

33047 FIRST AVE.

Mission, BC V2V 1G2

33047 First Ave is an office/retail property, totaling 2,575 SF and situated on a 0.07-acre lot. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



Mission, British Columbia

Mission, British Columbia, is a thriving community nestled in the Fraser Valley, approximately 70 km east of Vancouver. Known for its rich history and scenic beauty, Mission is characterized by a diverse economy, a vibrant cultural scene, and an advantageous location along the Fraser River. Mission's economy is diverse, with significant contributions from the forestry, agriculture, and manufacturing sectors. Historically a logging and milling hub, the town has evolved to incorporate modern industries while still valuing its natural resources. Agriculture remains vital, with berry farms and nurseries dotting the landscape. Additionally, Mission has seen growth in small businesses, retail, and service industries, supporting a robust local economy. Mission is vibrant and community-oriented. The town hosts several annual events celebrating local heritage and natural beauty. Mission also has a rich Indigenous heritage, with the local Stó:lō Nation playing an integral role in the community's cultural fabric. Situated on the north bank of the Fraser River, Mission enjoys a strategic location with stunning views of the surrounding mountains and easy access to natural recreational areas. Mission's proximity to urban centers, combined with its tranquil, rural charm, makes it an attractive place for both residents and visitors seeking a balance of convenience and natural beauty.



DEMOGRAPHIC SUMMARY

MISSION, BC

POPULATION

Mission
41,520

State: British Columbia 5,646,467

MEDIAN AGE

Mission
40 Years

State: British Columbia 40.6 Years

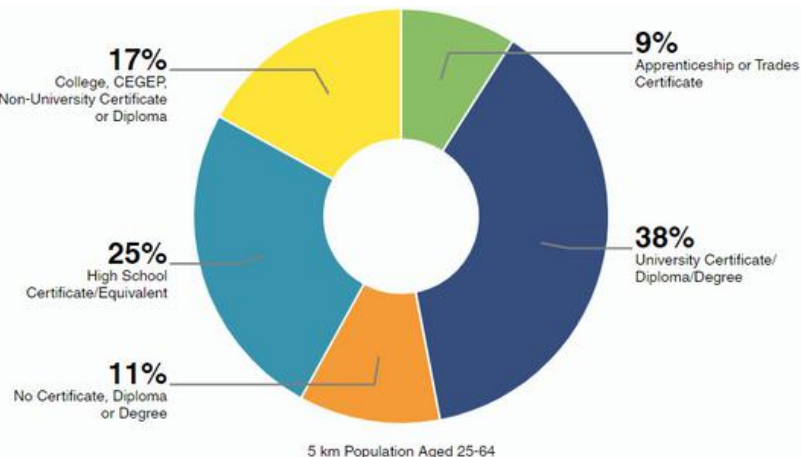
MEDIAN HOUSEHOLD INCOME

Mission
\$98,000

State: British Columbia \$99,610

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than British Columbia at large.



2023 STATISTICS

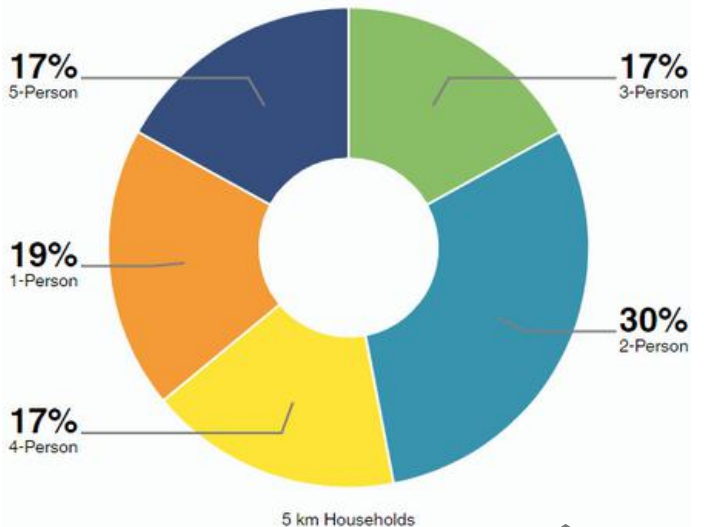
	2 km	5 km	10 km
Population 2023	17,958	40,376	139,833
Total Households	6,640	13,629	47,448
Avg Household Size	2.7	3	3
Avg Household Income	\$87,021	\$101,718	\$99,114

ECONOMIC INDICATORS

6.7% Mission Unemployment Rate

6.32% Canada Unemployment Rate

HOUSEHOLDS



Mission
14,095

State: British Columbia 2,041,830



Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

Highway 7 (Lougheed Highway): Highway 7 is the main east-west route running through Mission, connecting it to other key destinations in the Lower Mainland such as Maple Ridge, Pitt Meadows, and Coquitlam to the West, and the communities of Deroche, Lake Errock, and Hope to the east where it intersects with major routes leading to the Interior of British Columbia and beyond.

Highway 11 (Abbotsford-Mission Highway): Highway 11 runs north-south and is a crucial connector between Mission and Abbotsford. Heading south, you can cross the Fraser River via the Mission Bridge, reaching Abbotsford, connecting to major highways such as Highway 1, facilitating access to Vancouver and other parts of British Columbia. Highway 11 extends north into the rural areas of Mission, providing access to local neighborhoods and recreational areas.

Highway 1 (Trans-Canada Highway): Although Highway 1 does not run directly through Mission, it is easily accessible via Highway 11 in Abbotsford. Travel west on Highway 1 to reach Langley, Surrey, and Vancouver. Eastbound, the highway leads to Chilliwack, Hope, and further into the Interior of British Columbia.

Local Roads: In addition to these major highways, Mission is served by a network of well-maintained local roads that connect various parts of the city and its surrounding areas, along with several scenic drives, including routes along the Fraser River and through the nearby mountains and forests.



AIRPORT PROXIMITY

Abbotsford International Airport (YXX): Situated approximately 23 km (14 miles) southeast of Mission, Abbotsford International Airport offers domestic and limited international flights, including regular service to destinations such as Calgary, Edmonton, and seasonal flights to sun destinations like Mexico.

Vancouver International Airport (YVR): Located in Richmond, about 85 km (53 miles) southwest of Mission, Vancouver International Airport is one of Canada's busiest airports. YVR provides extensive domestic and international flights.

Boundary Bay Airport (ZBB): Situated in Delta, around 70 km (43 miles) southwest of Mission, ZBB is primarily a general aviation airport, Boundary Bay Airport is used for flight training, private flights, and some commercial services.

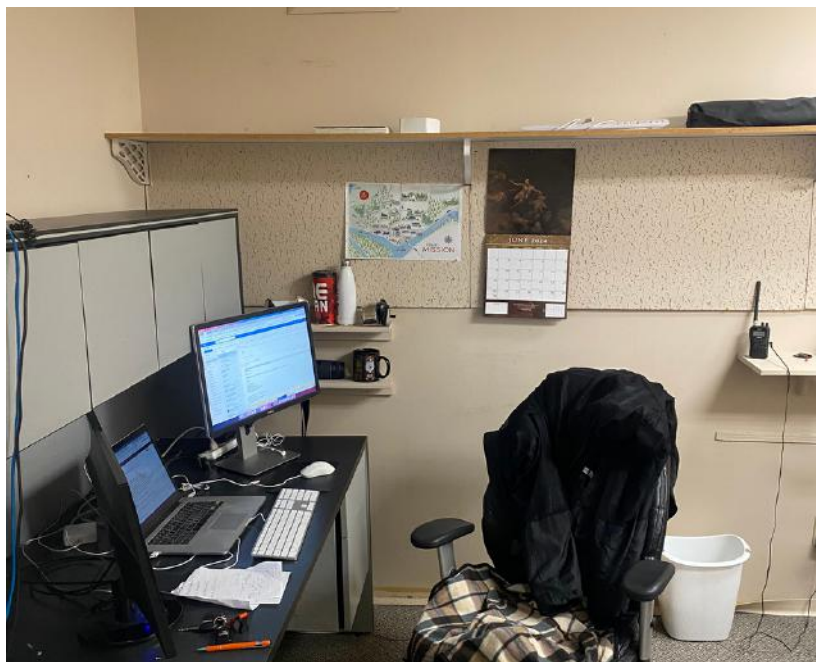
Pitt Meadows Airport (YPK): Located approximately 30 km (19 miles) west of Mission, Pitt Meadows Airport primarily serves general aviation, including flight training, private charters, and small commercial flights.

SITE OVERVIEW

SITE

Property Type:	Office
Zoning:	CCD1
Year Built:	1940
Building SF:	2,575
Floors:	1
Acres:	0.07
Construction:	Concrete
Parking:	1 Surface Stall
Ceiling Height:	8'9"



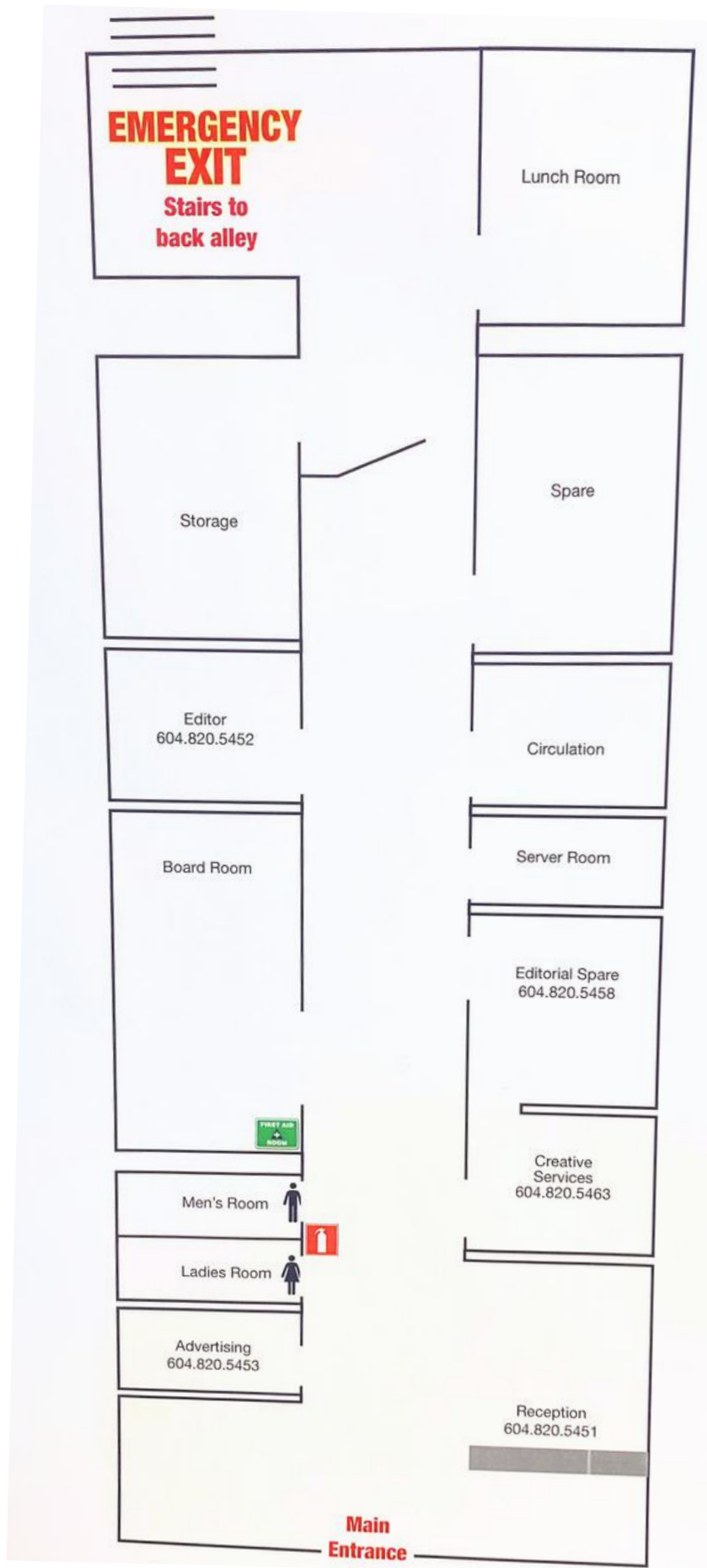


PARCEL MAP



Google

FLOOR PLAN





5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
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**We Sell BIG
Buildings. FAST.**



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