

32550 LOGAN AVENUE,  
MISSION, BC

1 Acre Development Site  
with Frontage on Lougheed  
Highway

FOR SALE



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# The Opportunity

Colliers is pleased to present the opportunity to acquire 32550 Logan Avenue, Mission, BC (the "Property"). This offering presents developers the prospect to pursue a mixed-use redevelopment featuring multifamily residential above grade-level retail.



## Key Highlights



**Area Retail:** Ideal for owner-users looking to establish a retail or office presence in a high-visibility location, or developers seeking a value-add opportunity



**Redevelopment Potential:** The site offers strong potential for a mixed-use multifamily development with ground-floor commercial, aligning with the City of Mission's vision for urban densification and walkable communities



**Prime Location:** Surrounded by a diverse mix of commercial, residential, and service-oriented amenities, supporting strong daytime and evening foot traffic



**Zoning:** OCP Designation of Commercial/Mission Core - with underlying development potential the site provides the opportunity to maximize returns

# Site Plan



## Salient Facts

### 32550 LOGAN AVENUE, MISSION

Legal Description	003-439-411; PART ROAD ON PLAN 87258, DISTRICT LOT 165 GROUP 3 NEW WESTMINSTER DISTRICT PLAN 64278
Improvements	Vacant parcel of land with three frontages
Zoning	CH2- Commercial Highway Two Zone The Zoning Bylaw for the Property is favorable and allows a wide array of uses as well as a low-rise mixed- use building without the need for a request to rezone the Property
OCP Neighbourhood Plan	Commercial Mission Core
Base Density	2.00 FSR
Building Heights	14.0m (45.9 ft), which is assumed to allow a mixed-use building of up to 4-storeys in height which includes grade level retail with favourable ceiling heights
Gross Tax (2024)	\$16,215.53
Asking Price	\$4,990,000

# Zoning & OCP

## Land Use Designation

### Current Zoning

#### CH2 - COMMERCIAL HIGHWAY TWO ZONE

The intent of the CH2 Zone is to provide for a broad range of businesses to serve the general retail, office, service and shopping needs of the community on a Lot designated Commercial and located in close proximity to provincial Street corridors (Highway 7 and 11). The Commercial Highway Two Zone (CH2) is the same as the CH1 Zone, except that the CH2 Zone allows Restaurant (Drive-through) as a permitted Use

### OCP Designation

#### COMMERCIAL

Most of the commercial development is located along the Lougheed Highway in the form of highway-oriented businesses and shopping centres. Other commercial sites include gas stations and small commercial businesses within neighbourhoods. There are no new commercial areas proposed, as all the new commercial use is envisioned as part of mixed-use commercial / residential developments. Some of the commercial uses along Lougheed Highway may wish to incorporate residential development over time, as this is a common trend for older shopping centres.

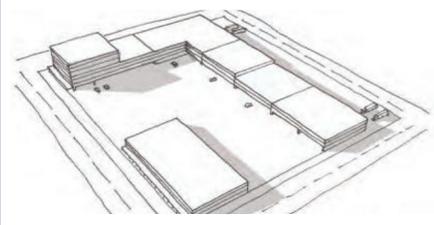
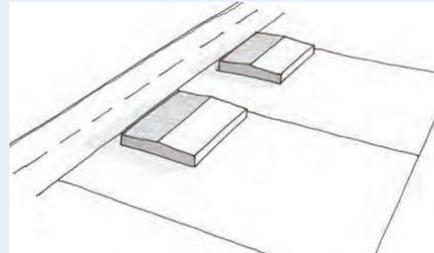
OCP Designation	Characteristics	Land Uses	Density
Employment Lands			
Future Employment Lands	<ul style="list-style-type: none"> <li>• Future employment opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• To be determined through plan</li> </ul>	<ul style="list-style-type: none"> <li>• Variable</li> </ul>
Commercial	 <ul style="list-style-type: none"> <li>• Small to large format retail centres up to 4 storeys, or buildings up to a maximum of 6 storeys with density bonusing</li> <li>• Refer to DPA guidelines</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial</li> <li>• Retail, tourist accommodation, automotive, entertainment, light industrial, office, service, indoor recreation and upper level residential uses</li> </ul>	<ul style="list-style-type: none"> <li>• 2.0 FSR</li> <li>• Up to a maximum of 2.5 FSR with the provision of a Significant Community Benefit in accordance with the Zoning Bylaw</li> </ul>
Industrial	 <ul style="list-style-type: none"> <li>• Industrial buildings and structures, with large lots to accommodate circulation, parking and storage</li> <li>• Refer to DPA guidelines</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial</li> <li>• Sales/showroom space</li> <li>• Accessory dwelling unit</li> </ul>	<ul style="list-style-type: none"> <li>• Variable</li> </ul>
Resource Industrial	<ul style="list-style-type: none"> <li>• Gravel pits</li> </ul>	<ul style="list-style-type: none"> <li>• Heavy industry</li> <li>• Resource extraction</li> </ul>	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
Agriculture	<ul style="list-style-type: none"> <li>• Farming with rural residential</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Residential with accessory units</li> </ul>	<ul style="list-style-type: none"> <li>• Variable</li> </ul>

Figure 8.1: Land Use Designations (continued)



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