



For Sale

2.81 Acre Commercial Development Site at Lougheed Highway and Highway 11

32400 & 32416 Lougheed Highway, Mission, BC

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Property Highlights



Well located site improved with two vacant lots with Commercial Zoning designation and an additional 4 acres south of the CPR tracks (Parks and Open Space Designation)



2.81 acre site with frontage on Lougheed Highway with an additional 4 acres south of the CPR tracks

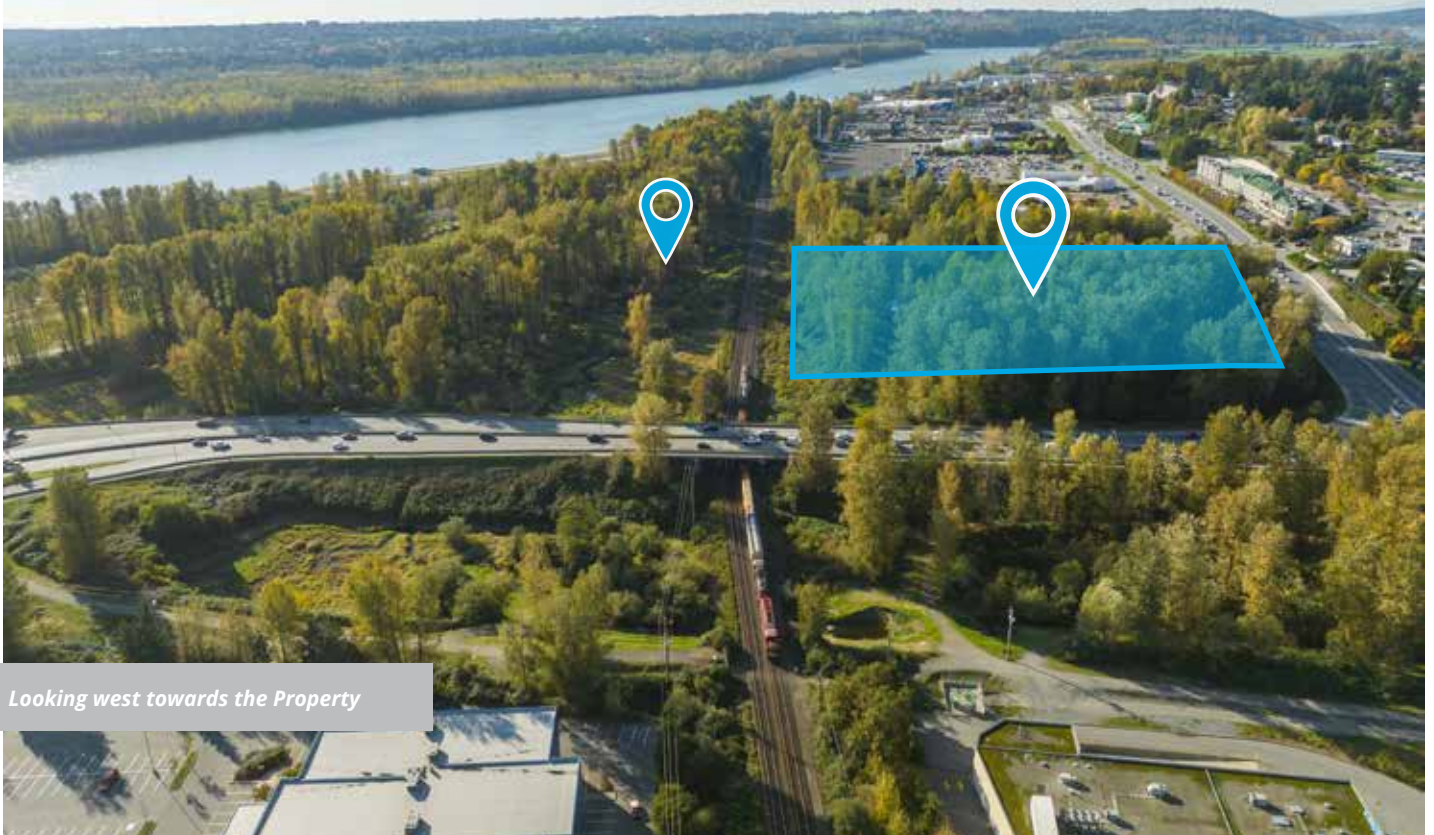


Highly visible location at the intersection of Lougheed Highway and Abbotsford-Mission Highway



OCP designation for Commercial

Opportunity to acquire a 2.81 acre development site in Central Mission with an additional 4 acres (south of the CPR tracks), at the south west corner of Lougheed Highway and Abbotsford-Mission Highway (#11). The location of the site is ideally positioned at the intersection of major transportation corridors with many businesses in close proximity.



Looking west towards the Property

Salient Facts

Civic Address	32400 Lougheed Hy Mission 32416 Lougheed Hy Mission
PIDS	011-314-061 011-314-087 <i>+ an additional 21 titles south of the CPR tracks (no civic addresses)</i>
Combined Site Area	2.81 Acres (122,403.60 SF) - Commercial Development 4 acres (175,725 SF) - Parks an Open Space Designation
Size Frontage	+200 feet frontage on Lougheed Highway
Current Zoning	Urban Residential 558 Zone Industrial General Zone
OCP	Commercial Parks and Open Space
Current Improvements	Currently improved with two vacant treed lots.
Asking Price	\$4,200,000

Site Map



Zoning & Land Use

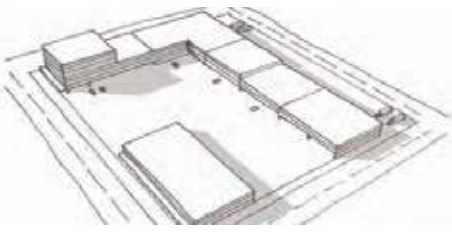
32400 & 32416 Lougheed Highway

The Zoning for the property is R-558, an Urban Residential Classification which permits a maximum floor area equal to 0.6 times the area of the lot and a maximum lot coverage of 35%.

The District of Mission Official Community Plan designates the General Land use for the property as **Commercial**. The intent of this designation is to provide retail, tourist accommodation, automotive, entertainment, light industrial, office, service, indoor recreation and upper level residential uses.

Density: Up to 2.0 FSR.

Height: Up to 4 storeys.

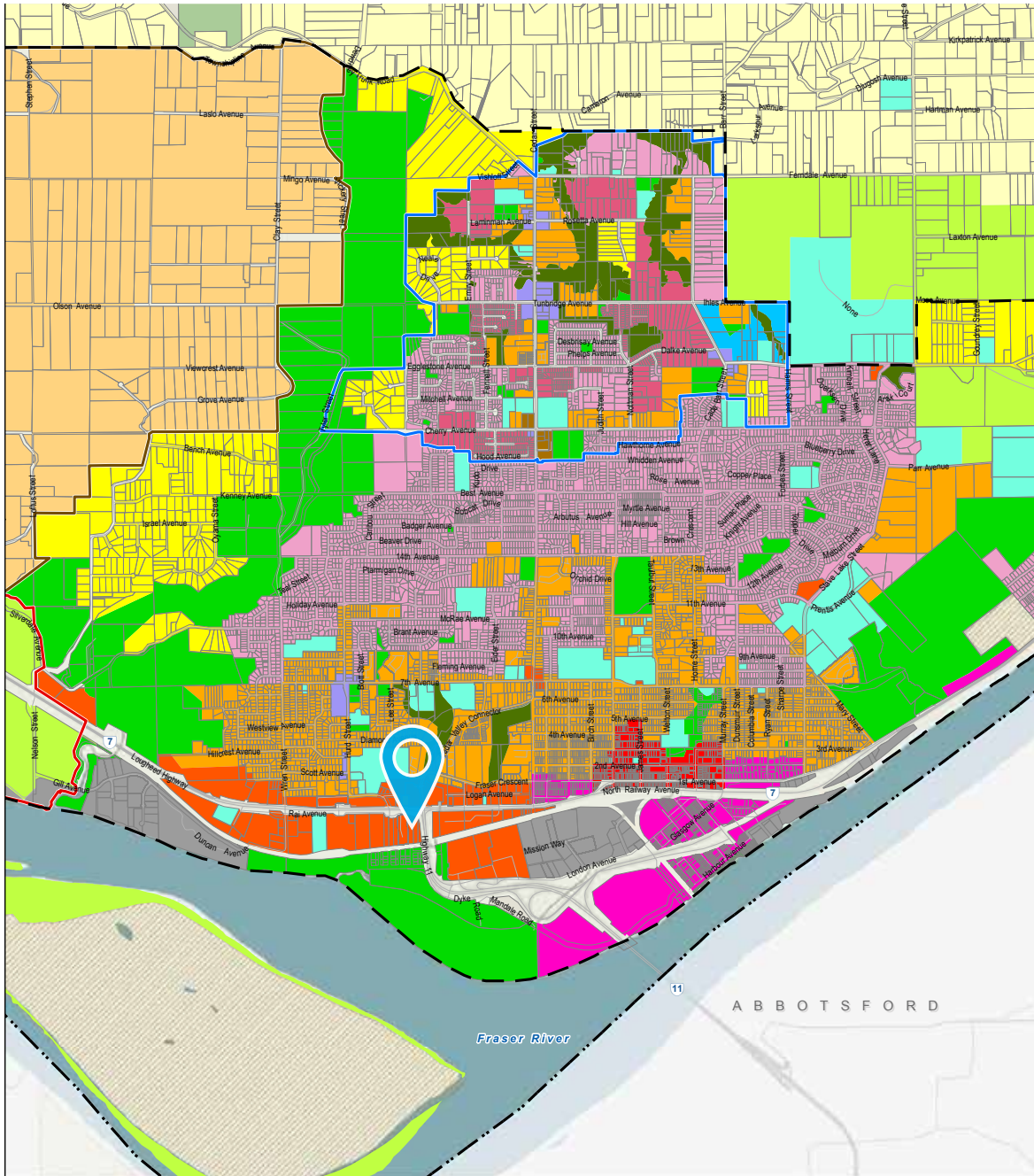
OCP Designation	Characteristics	Land Uses	Density
Employment Lands			
Future Employment Lands	<ul style="list-style-type: none"> Future employment opportunities 	<ul style="list-style-type: none"> To be determined through plan 	<ul style="list-style-type: none"> Variable
 Commercial	<ul style="list-style-type: none"> Small to large format retail centres up to 4 storeys, or buildings up to a maximum of 6 storeys with density bonusing Refer to DPA guidelines 	<ul style="list-style-type: none"> Commercial Retail, tourist accommodation, automotive, entertainment, light industrial, office, service, indoor recreation and upper level residential uses 	<ul style="list-style-type: none"> 2.0 FSR Up to a maximum of 2.5 FSR with the provision of a Significant Community Benefit in accordance with the Zoning Bylaw


21 Additional Parcels (no civic address)

The Zoning for the property is ING, an Industrial General Zone but is designated in The District of Mission Official Community Plan as Parks and Open Space.

OCP Designation	Characteristics	Land Uses	Density
Supporting Lands			
Institutional	<ul style="list-style-type: none"> Institutional buildings and sites 	<ul style="list-style-type: none"> Civic, education, religious, health care, and assembly uses One accessory dwelling unit 	<ul style="list-style-type: none"> Variable
Parks and Open Space	<ul style="list-style-type: none"> Parks and open space supporting indoor and outdoor recreation amenities, trails and natural parkland see Section 6.3 	<ul style="list-style-type: none"> Recreation Protected areas One accessory dwelling unit 	<ul style="list-style-type: none"> N/A
Municipal Forest	<ul style="list-style-type: none"> Forested land managed for 	<ul style="list-style-type: none"> Recreation 	<ul style="list-style-type: none"> N/A

Land Use Designation





District of Mission
Official Community Plan
Land Use Designations
(Central Mission)


	Municipal Boundary		Mixed-Use Commercial / Residential		Rural
	Urban Growth Boundary		Neighbourhood Centre		Commercial
	First Nation Reserve Land		Mid Rise Multi-unit Residential		Industrial
	Silverdale Special Planning Area		Attached Multi-unit Residential		Resource Industrial
	Special Study		Urban Compact		Agriculture
	Cedar Valley		Urban Residential		Institutional
	Silverdale Comprehensive Planning Area		Suburban Residential		Parks and Open Spaces
	Mission City Downtown		Rural Residential		Municipal Forest
			Future Employment Lands		Environmentally Sensitive Area

0 250 500
Metres

Coordinate System: NAD 1983 UTM Zone 10N
Scale: 1:25,000

Data Sources: Data provided by District of Mission, 2016 and Data BC, 2016.

Project #: 0995.004.1.01
Author: LP
Checked: CB
Status: FINAL
Revision: G
Date: 2017 / 12 / 6



Map 1a

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Please contact listing agent for further information .

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