

FOR SALE

31275 Gill Avenue, Mission, B.C.

4.97-ACRE INDUSTRIAL/OFFICE DEVELOPMENT PROPERTY IN MISSION

REDUCED PRICE




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Marcus & Millichap

OPPORTUNITY


Presenting the opportunity to purchase a newly subdivided, industrial / office business park development ready property in Mission B.C. Located directly off Lougheed Highway, the property has dual frontage and favorable dimensions, offering excellent potential for an efficient development design. Fully serviced to lot line, all off-site civil work was completed during the recent subdivision, and the property is now already rezoned to INBP1 (Industrial Business Park). The flexible business park zoning promotes the opportunity for all types of industrial and office based businesses to occupy a new space. With immediate access to truck routes en route to Mission city center, Abbotsford and Maple Ridge; it is 20 minutes to Highway 1 via Mission Bridge, 30 minutes to Port Kells via Golden Ears Bridge, and 35 minutes to Port Coquitlam via Pitt River Bridge.

HIGHLIGHTS

 4.97-acre industrial / office development ready property

 Zoned INBP1 – Industrial Business Park

 Dual frontage property with direct access to Lougheed Highway

 \$2,766,600 Per Acre



PROPERTY DETAILS

Civic Address: 31275 Gill Avenue, Mission, B.C.

PID: 013-373-544

Lot Size: 4.97 ac

Net Developable Area: 4.97 ac

Development Notes:

- Development application ready
- Recently subdivided
- Services available at lot line
- Pre-loading currently underway

Due Diligence Reports:

- Appraisal
- Environmental Sensitive Area assessment
- Geotechnical report
- Engineering Report
- Topographic Survey

Zoning: INBP1 - Industrial Business Park One

The intent of the INBP1 Zone is to develop a business park setting where all office and industrial uses and activities carried out in an enclosed building. Permitted uses include:

- Office building (general office)
- Warehousing
- Manufacturing
- Recycling Center/Depot
- Indoor recreation facility
- Education Facility
- General office
- Driving School
- Animal shelter

Asking Price: **\$13,750,000**

**NEW
PRICE**



LOCATION OVERVIEW



The property is situated near Nelson Street and the Lougheed Highway, west of Downtown Mission and about 30 minutes east of the Golden Ears Bridge. This strategic industrial area provides is in proximity to ample amenities such as retail stores, restaurants, and cafes, ensuring convenience for businesses and employees alike. Additionally, its proximity to hotels makes it ideal for out-of-town clients and visitors. Mission's municipality and local authorities are known for their support of business development, further enhancing the appeal of this opportunity as an excellent business location.

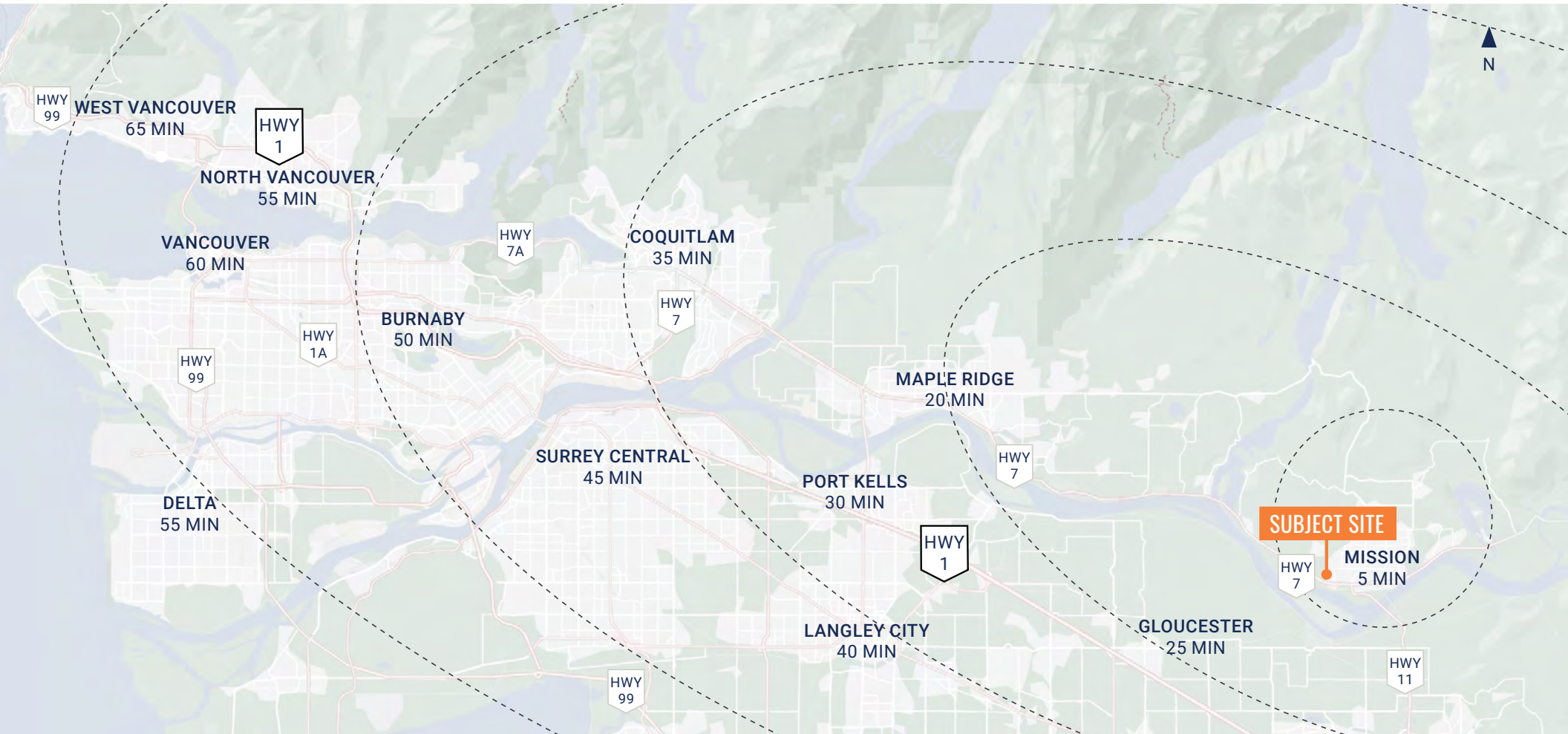


DRIVE TIMES



The property offers convenient access to major transportation routes. With direct connections to Highway 7/Lougheed Highway, downtown Mission is just minutes away. The Mission Bridge is nearby to bring you to Abbotsford within 10 minutes, meanwhile the Golden Ears Bridge is conveniently located about 25 minutes west, offering direct access to Metro Vancouver and its surrounding areas.

Mission is a rapidly growing business hub in British Columbia, supported by a skilled and educated workforce. The area is experiencing substantial growth in industrial and commercial businesses, fostering opportunities for synergy.





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