

Silvermere Lake

Woodward Street

Harper Terrace

Anderson Avenue

For Sale by Court Order

4.98 Acre Holding Property with Future Development Potential

Located within the West Neighbourhood Plan, which is slated for approval in the near-term.

29883 Anderson Avenue, Mission, BC

Dylan Sohi
Senior Vice President
604-661-0818
dylan.sohi@colliers.com
Personal Real Estate Corporation

Randy Heed
Executive Vice President
604-661-0831
randy.heed@colliers.com
Personal Real Estate Corporation



Property Highlights



The Silverdale Neighbourhood Plan designates the Property as part of the West Neighbourhood sub-area



4.98 acre site with two road frontages and no creeks on site.



Exceptionally located with easy access to Lougheed Highway and minutes from Downtown Mission.



Capitalize on strong demand for the Silverdale Area with many notable developers already invested in the neighbourhood.



Opportunity

Colliers presents the opportunity to purchase 29883 Anderson Avenue, Mission, BC (the "Property"), a 4.98 acre estate style property with future development potential. The Property offers two road frontages in Anderson Avenue and Woodward Street and is ideally situated within close proximity to Silverman Lake.

The Property's development potential is currently governed by Silverdale Central Neighbourhood Plan and is confirmed to be within a sub-area known as the West Neighbourhood, a Neighbourhood Plan currently under review by the City of Mission set to be approved within the near-term. The current draft plan allows for single-family subdivision.

Salient Details

Civic Addresses	29883 Anderson Avenue Mission, BC
PIDS	008-509-174
Legal Description	LOT 13 SECTION 35 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 38498
Zoning	RU16 – Rural Zone 16
OCP Designation	Silverdale Comprehensive Planning Area
Neighbourhood Plan	West Neighbourhood
Current Land Use	Single Family Acreage
Total Site Area	4.98 Acres
BC Assessment (2023)	\$3,072,000.00
Taxes (2024)	\$11,893.58
Listing Price	\$2,950,000

Site Map



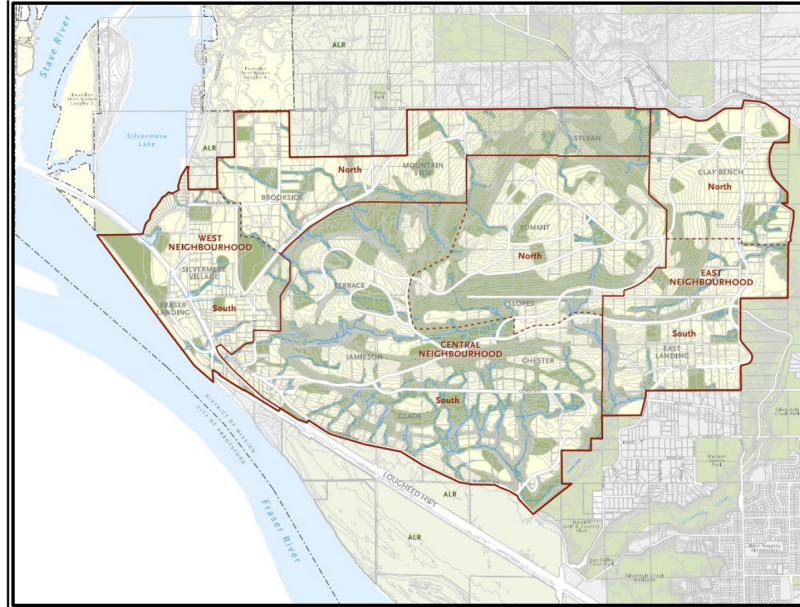
TRAVEL DISTANCES

Abbotsford	22 minutes
Abbotsford International Airport	33 minutes
Chilliwack	40 minutes
Langley	50 minutes
Maple Ridge	20 minutes
Surrey	52 minutes



Silverdale Community Neighbourhood Planning Areas

The following map shows the various sub-areas within the SCNP. The Central Neighbourhood North and South are currently priority and is made up of 1,812 acres of developable land, of which, 70.0% is owned by Polygon Homes. The total size of the SCNP is approximately 3,440 acres.



Silverdale Community Neighbourhood Planning Areas





Offering Process

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Seller as holders of the Conduct of Sale. All offers are subject to Court approval.

29883 Anderson Avenue, Mission, BC

Please contact listing agents for further information and to learn more about the offering process.

Dylan Sohi

Senior Vice President
604-661-0818
dylan.sohi@colliers.com
Personal Real Estate Corporation

Randy Heed

Executive Vice President
604-661-0831
randy.heed@colliers.com
Personal Real Estate Corporation

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.