



# FOR LEASE 33103 N RAILWAY MISSION, BC

2,188 SF AVAILABLE AREA



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### AVAILABLE AREA

2,188 SF

### RENT

Starting at \$15 net PSF

### ADDITIONAL RENT

\$10.53 PSF for 2023  
+ 5% MGMT on Total Rent

### GROSS MONTHLY OCCUPANCY COSTS

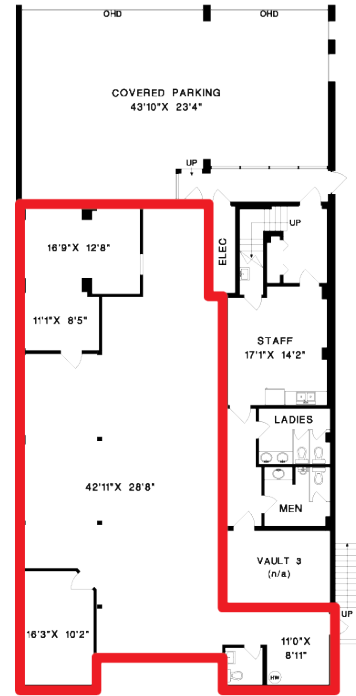
\$4,887.72 before GST  
and Utilities

### POSSESSION

Upon signing Lease and providing  
evidence of Insurance

### PARKING

Street front Parking and additional Free Parking at Rear



### EXCELLENT EXPOSURE



### WITHIN 3 KILOMETERS

**UNDER  
3 MIN**

<b>785</b>	Businesses
<b>10,391</b>	Daytime Working Population
<b>33,264</b>	Total Population
<b>2.6%</b>	Projected Growth (2023 - 2028)
<b>10,938</b>	Households
<b>2.9%</b>	Projected Growth (2023 - 2028)
Ages:	<b>24.2%</b> < 19
	<b>60.1%</b> 20 - 64
	<b>15.3%</b> > 65
	<b>39.6</b> Median Age
<b>\$115,705</b>	Average Household Income



PROPERTY MANAGED BY:  
<https://ruralstores.ca/>

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