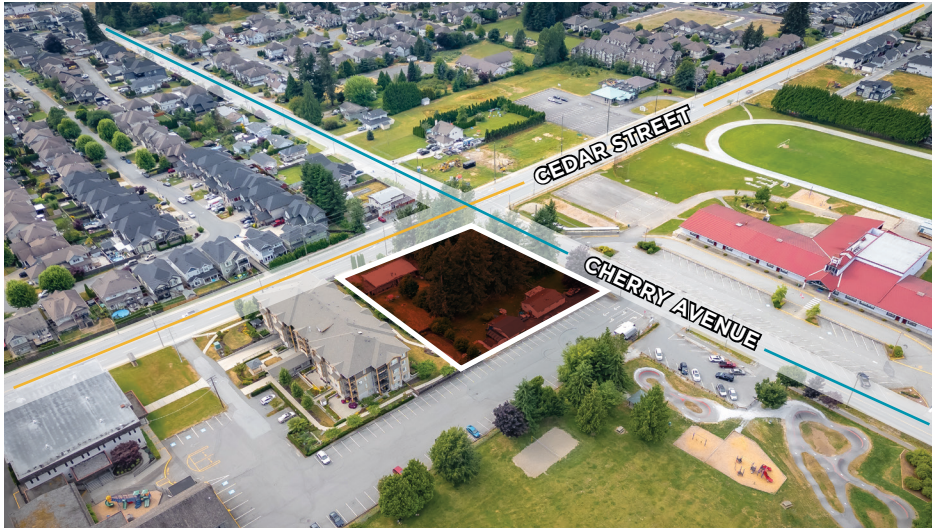




## AN EXCELLENT DEVELOPMENT OPPORTUNITY IN THE CITY OF MISSION

32836 CHERRY AVENUE & 8380/8366/8370 CEDAR STREET • MISSION, BC



## SOME DATA FROM ARCHITECTURAL PLANS (AS PROPOSED)

Site Area:	±49,479 SF	Gross Buildable:	86,749 SF
Dedication Area:	±6,089 SF	Indoor Amenity Space:	±3,152 SF
Net Area:	43,389 SF	Outdoor Amenity Space:	±8,692 SF
Current Zoning:	R558/S36	Building Levels:	6
Proposed FSR:	2.0		

## OCP DESIGNATION: MID-RISE MULTI UNIT RESIDENTIAL

Heights are initially limited to 6 storeys (taller and varied building heights, and ground floor commercial, may be possible through a neighbourhood plan)  
 Floor Space Ratio: 1.0 to 2.0 FSR

## AVAILABLE REPORTS AND FILES FOR REVIEW\*

- Architectural Drawings;
- Arborist report and bio inventory details;
- Geotechnical report;
- PAR notes;
- Renderings;
- Soil Investigation; and
- Site Survey

\*All interested parties must sign a confidentiality agreement before they can be granted access to the data room. This ensures that all shared information remains secure and confidential throughout the due diligence process. All provided and displayed plans and renderings are conceptual and part of the development application package, and they require approval.

## OPPORTUNITY

An excellent opportunity to acquire a prime development site in Mission, BC, spanning approximately 1.14 acres. This site, located on a prominent corner of the city, has received strong support from the City through various meetings to develop a 6-storey building. The proposed development allows for 101 high-quality, well-designed units, making it an exceptional opportunity for investors and developers. With its strategic location and backing from the City, this site promises to be a cornerstone of Mission's growth and development.

## LOCATION










Mission, BC, Canada, is an emerging gem in the Fraser Valley, offering a unique blend of urban convenience and natural beauty. This excellent redevelopment parcel is poised for a 6-storey project, promising affordable housing options in a rapidly growing community. Mission is well-connected, featuring a train station that provides direct access to Downtown Vancouver, making commuting seamless and efficient. The area boasts numerous amenities, including parks, schools, shopping centers, and recreational facilities, all contributing to a high quality of life. With its scenic surroundings and strategic location, Mission presents an ideal opportunity for developers and residents alike.

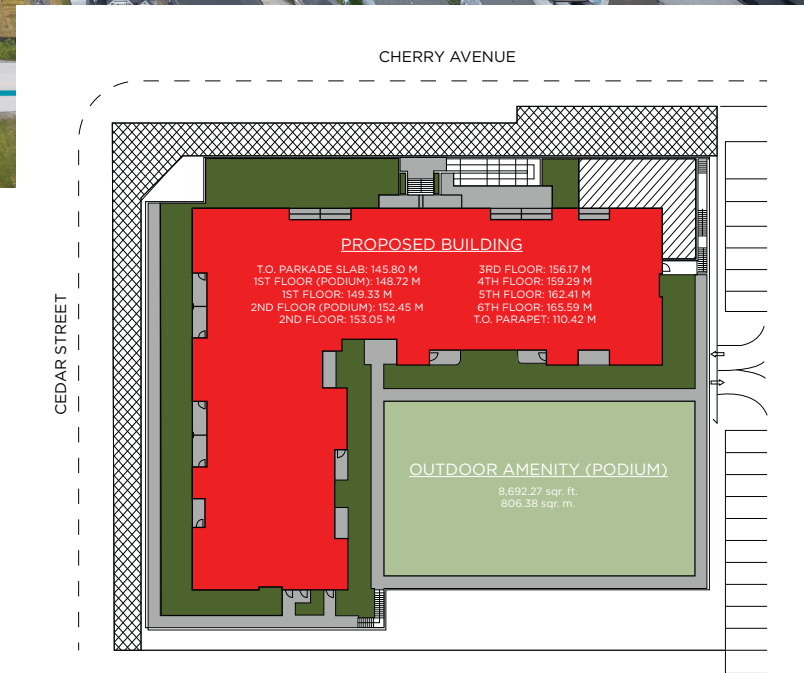
The property is conveniently located just 3 kilometers from both the West Coast Express Station and Lougheed Highway. This prime location ensures easy access to efficient public transit into Downtown Vancouver, as well as a major thoroughfare for driving, making commuting and travel highly convenient for future residents.

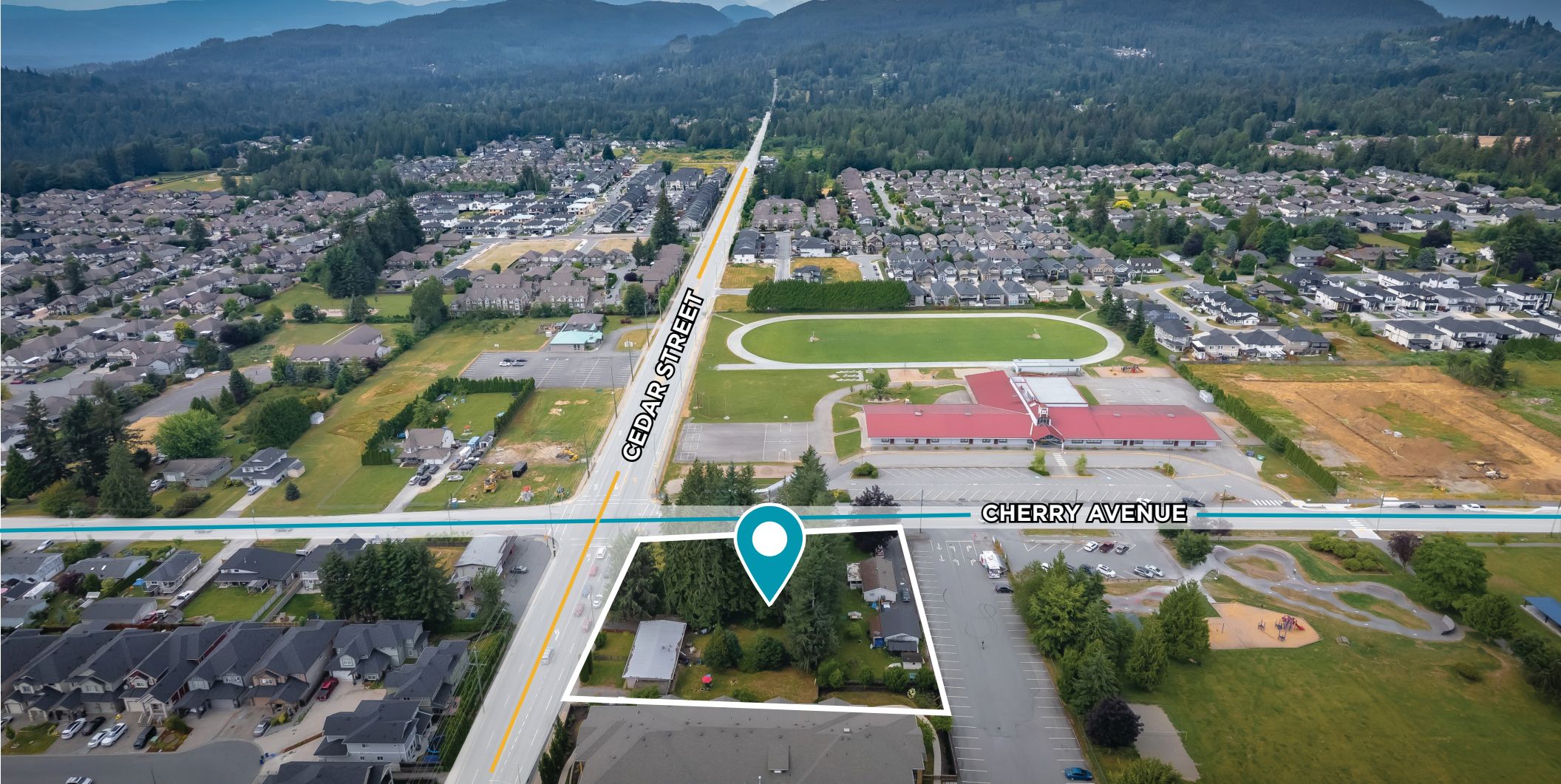
## SALIENT DETAILS

Civic Address	32836 Cherry Avenue	8380 Cedar Street	8366/8370 Cedar Street
PID	011-431-776	005-559-804	003-283-241
Lot size	15,554 SF	17,860 SF	16,090 SF
Taxes	\$4,510.03	\$4,340.07	\$4,587.48

## INVESTMENT HIGHLIGHTS

-  **Strategic Location:** Mission is a rapidly growing community in the Fraser Valley, just 70 kilometers from Downtown Vancouver, offering easy access to major urban centers while maintaining a charming small-town feel.
-  **Transportation Connectivity:** Excellent connectivity with the West Coast Express train station providing direct access to Downtown Vancouver and the nearby Lougheed Highway ensuring smooth vehicular travel to various parts of the region.
-  **Economic Growth:** Mission is experiencing significant economic growth with ongoing infrastructure developments, making it an attractive location for investors seeking long-term appreciation and stability.
-  **Community Amenities:** The city boasts numerous amenities, including parks, schools, shopping centers, and recreational facilities, contributing to a high quality of life for residents and enhancing the appeal of new developments.
-  **Affordable Housing Market:** Compared to nearby cities, Mission offers more affordable real estate options, attracting a diverse population and increasing demand for residential developments.
-  **Natural Beauty:** Surrounded by scenic landscapes, including the Fraser River and nearby mountains, Mission offers a picturesque environment that enhances the appeal for residents and investors alike.
-  **Educational Institutions:** Proximity to well-regarded schools and colleges makes Mission an ideal location for families, further driving the demand for quality housing.
-  **Development Incentives:** Potential for various development incentives and grants provided by local and provincial governments, making investment in Mission more financially attractive.
-  **Growing Population:** A steadily increasing population driven by migration from more expensive areas, ensuring sustained demand for new housing developments.





For more information, please contact

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