



**21 UNITS WITH PLA**

**DOUBLE GARAGE**



**AN EXCELLENT DEVELOPMENT OPPORTUNITY IN THE CITY OF MISSION**

9124 CEDAR STREET TOWNHOMES • MISSION, BC



## OVERVIEW

This PLA-approved site in the City of Mission offers an exceptional opportunity for developers, featuring plans for 21 residential units situated in a prime location along Cedar Street. The area boasts excellent accessibility and visibility, making it an attractive option for potential buyers. With its strategic position close to essential amenities, schools, and parks, this site is poised to meet the growing demand for quality housing in Mission. The approved plan facilitates a seamless development process, allowing investors to capitalize on this sought-after location and contribute to the community's vibrant growth.

## SOME DATA FROM ARCHITECTURAL PLANS (AS PROPOSED)

Lot Area:	43,076.86 SF	Gross Buildable:	30,950.67 SF (0.79 FSR)
Dedication Area:	39,074.83 SF	Total of Units:	21
Parking:	Double Garage		

## 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.

## 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.

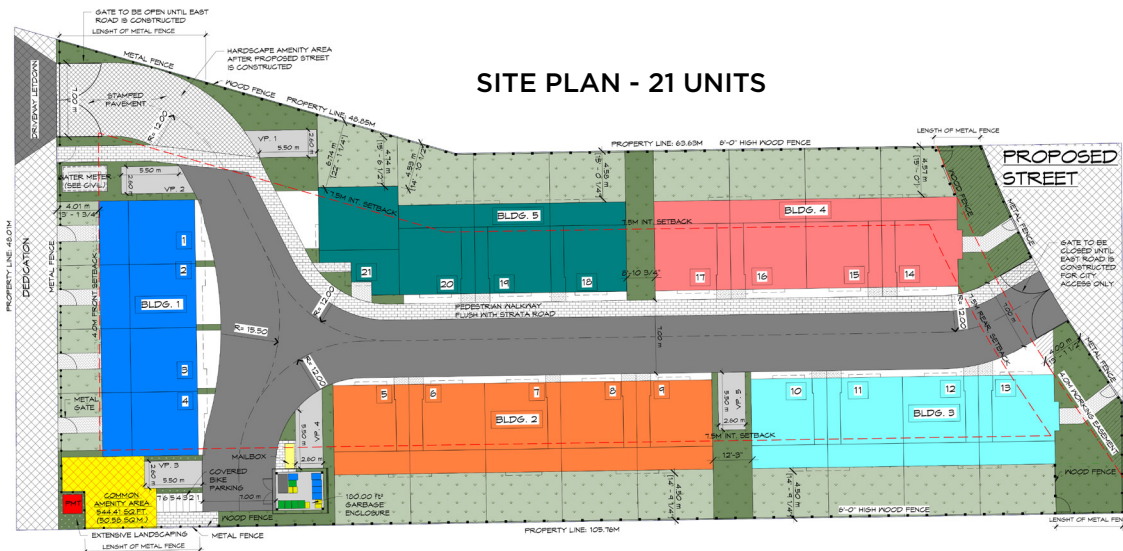


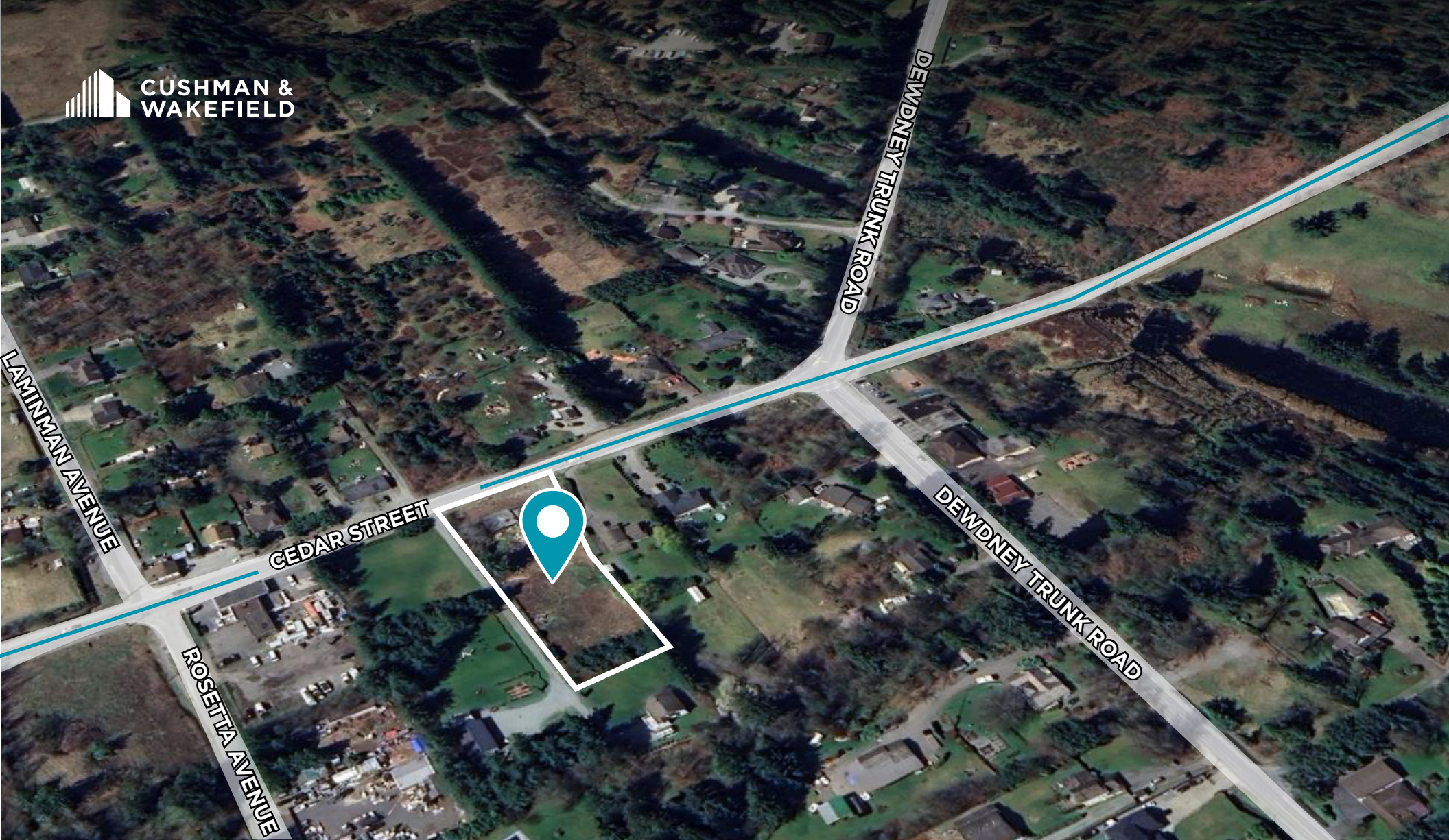
**Growing Population:** A steadily increasing population driven by migration from more expensive areas, ensuring sustained demand for new housing developments.



CEDAR STREET

SITE PLAN - 21 UNITS





**For more information, please contact:**

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