



DUPLEX BUILD OPPORTUNITY



MANDEEP BHALLA

PERSONAL REAL ESTATE CORPORATION

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Sellwithinfinity@gmail.com



PROPERTY DETAILS

LOCATION	33661 Bowie St. Mission
LOT SIZE	5,110 ft ²
PRICE	\$775,000
PID	031-886-507
DUPLEX SIZE	5,200 ft ²

LOT AREA	5110.10 Sq. Ft (474.73 Sq. Meter)	
FLOOR AREA RATIO (MAX Allowable)	3066.00 Sq.Ft	3025 Sq.Ft.
FLOOR AREA MF1505+SF1520	(284.83 sm)	(281.02 sm)
LOT COVERAGE @45%		
BLDG 1951+72+ 225	2299.55 Sq.Ft	2248.00 Sq Ft 44%
IMPERMEABLE AREA (MAX @60%)	Permitted	Proposed
BLDG 1951 + PORCH 72 + DECK 225 +DW 809	3065 Sq.Ft.	3057 Sq.Ft 59.82%
BUILDING HEIGHT	Permitted	Proposed
	10.5m	8.71m



OPPORTUNITY

The opportunity with 33661 Bowie is to build a duplex and sell. The market is currently providing an excellent opportunity to take advantage of low land costs.

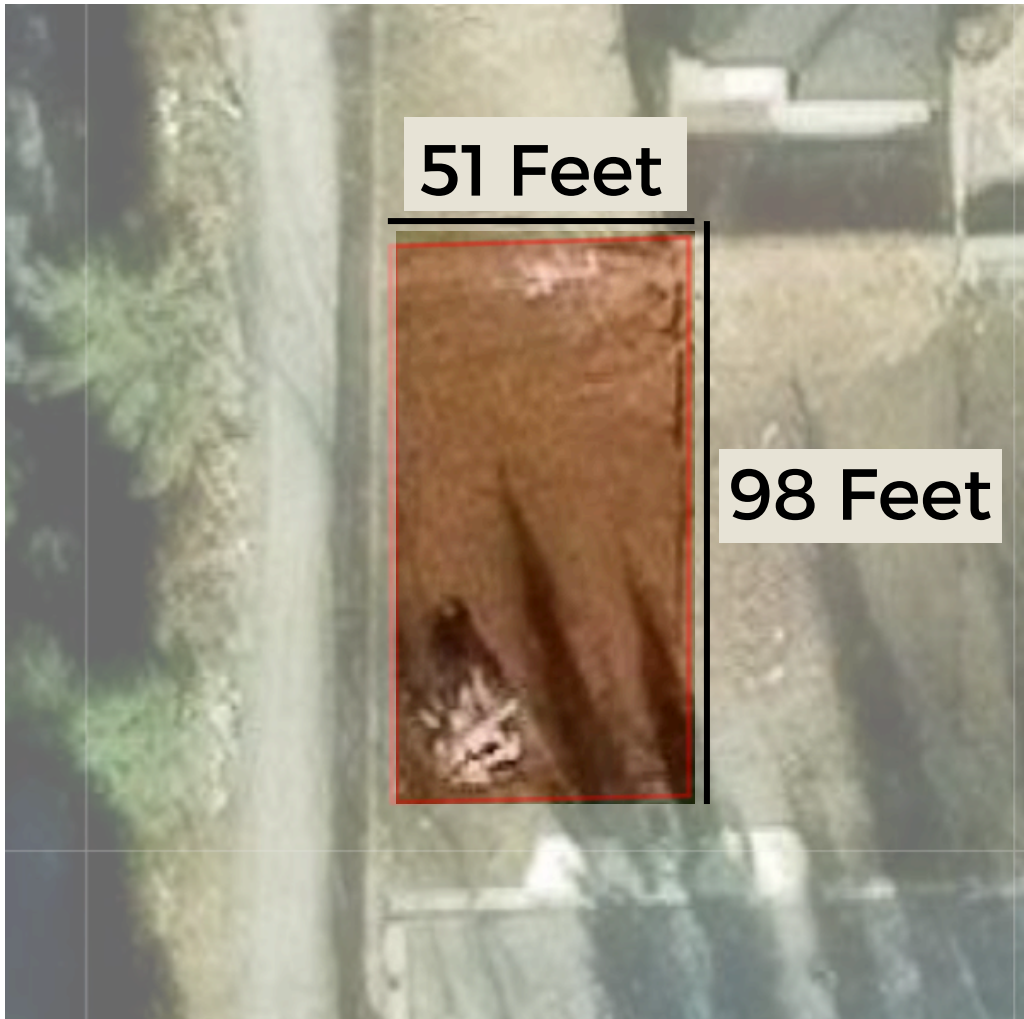
Building permit in hand.

The end product each ½ duplex will be 2576 sqft, with a suite, 5 beds and a backyard.

The demand to purchase duplexes has been steadily increasing.

To have a successful project the key is to have a tight budget, excellent design, functional house plan and short time horizon for the construction completion.

LOT DIMENSIONS



3D EXTERIOR



MODERN EXTERIOR DESIGN



CONCEPTUAL DESIGN

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EXTERIOR ELEVATIONS



Exterior Elevation Front

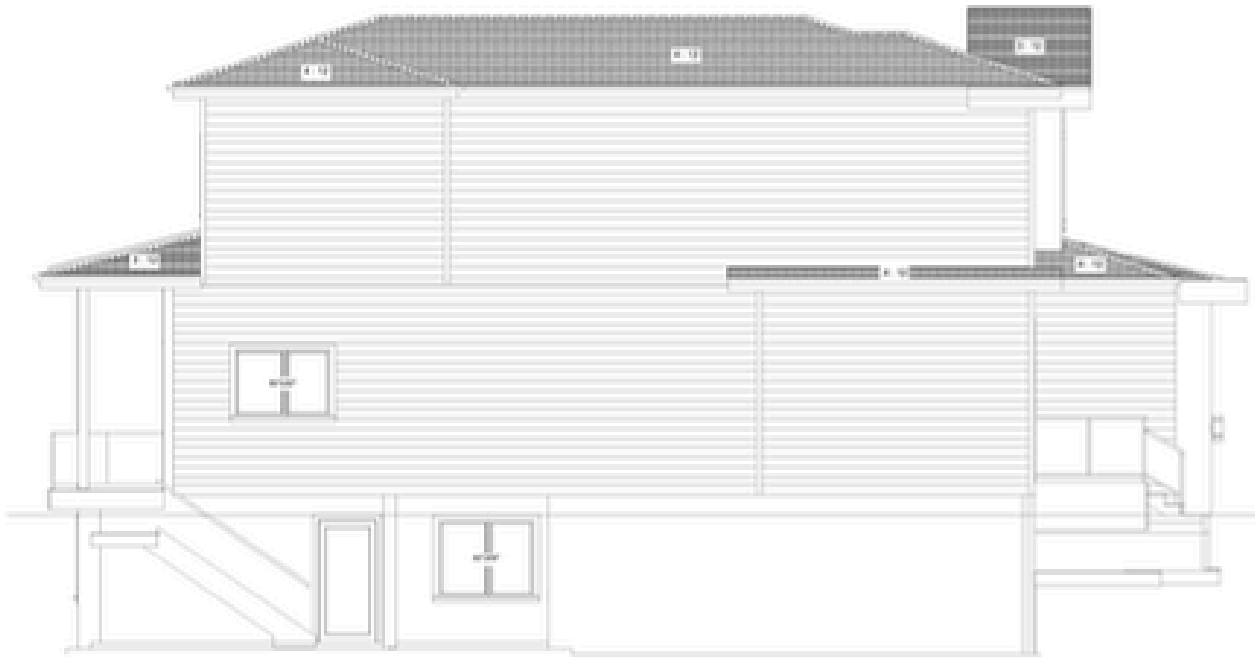


Exterior Elevation Back

EXTERIOR ELEVATIONS

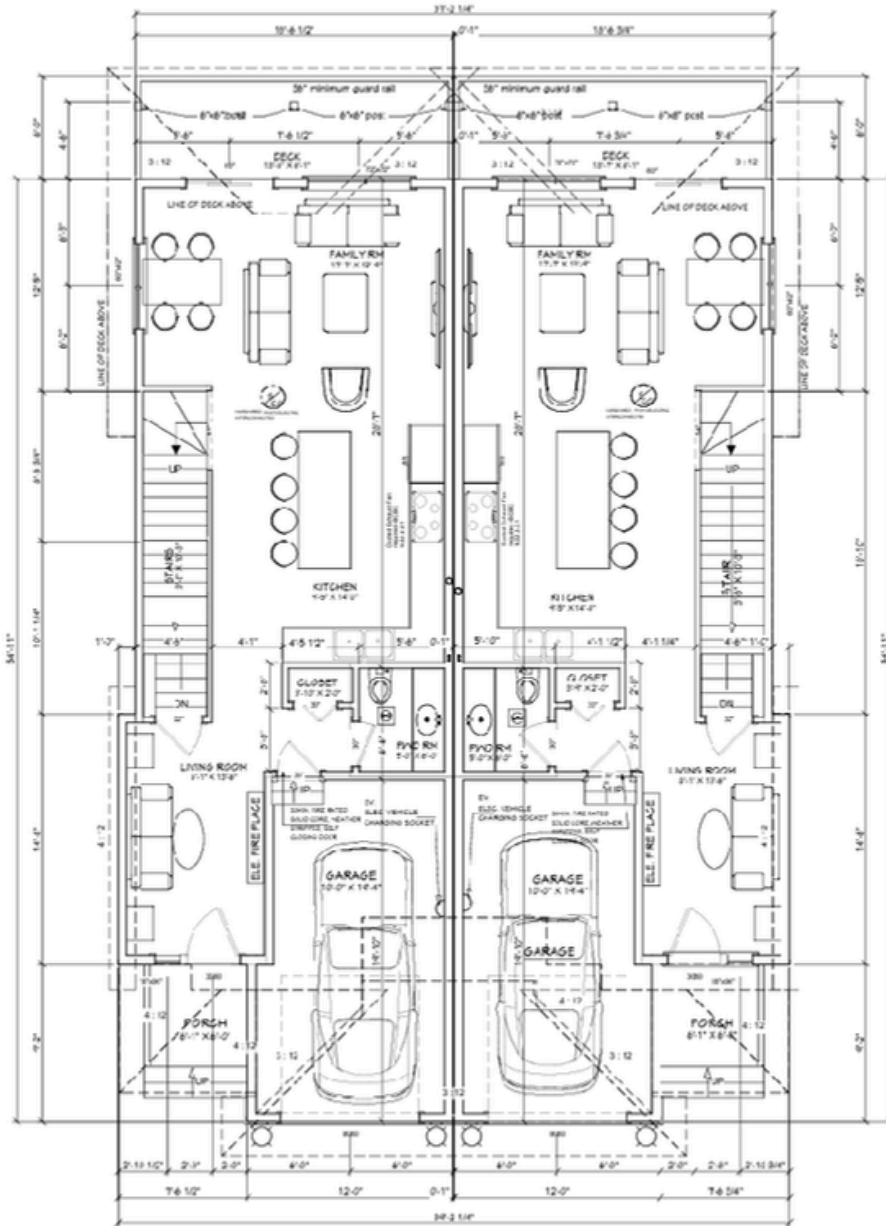


Exterior Elevation Right



Exterior Elevation Left

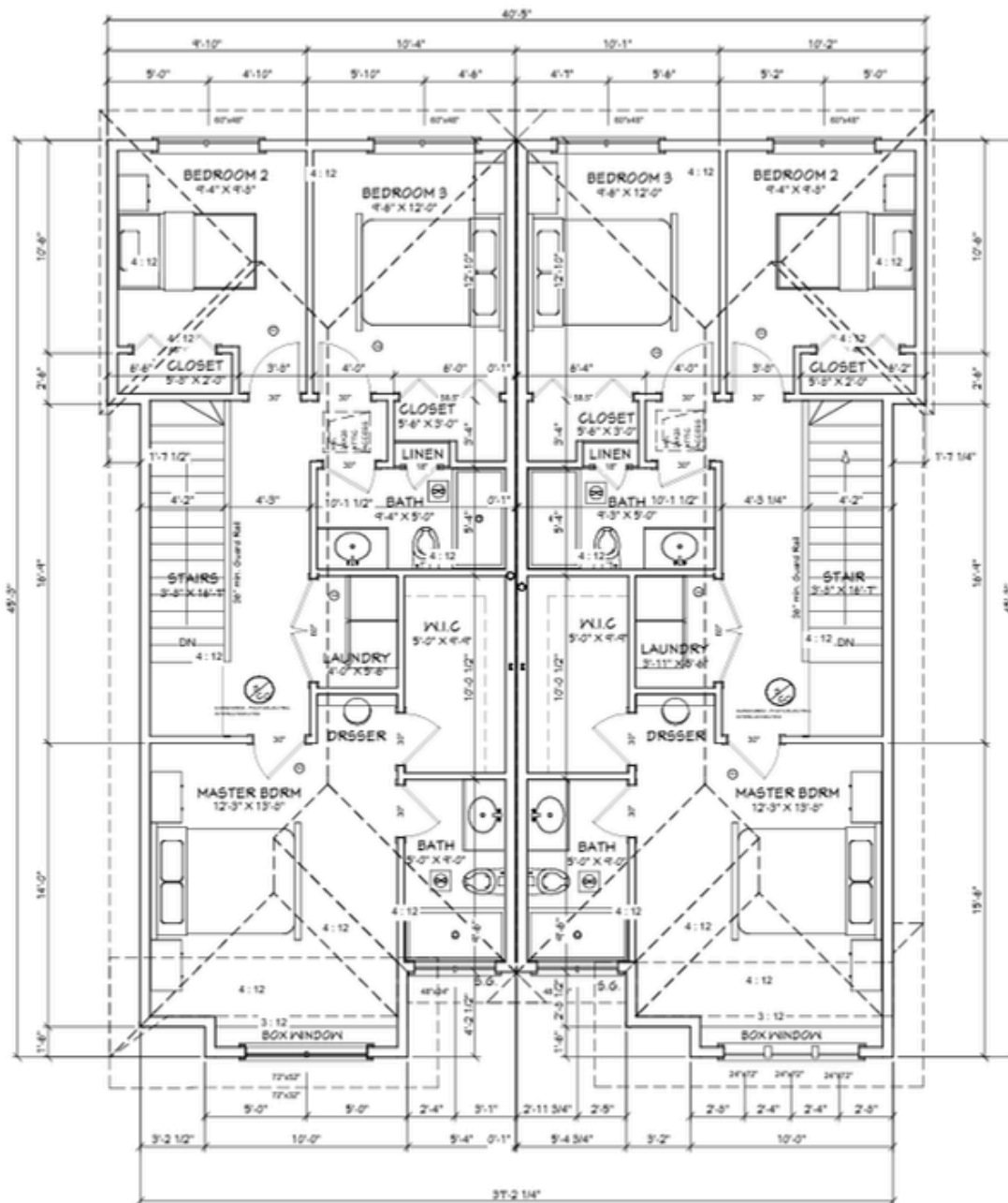
MAIN FLOOR



NOT INCLUDED IN PURCHASE PRICE

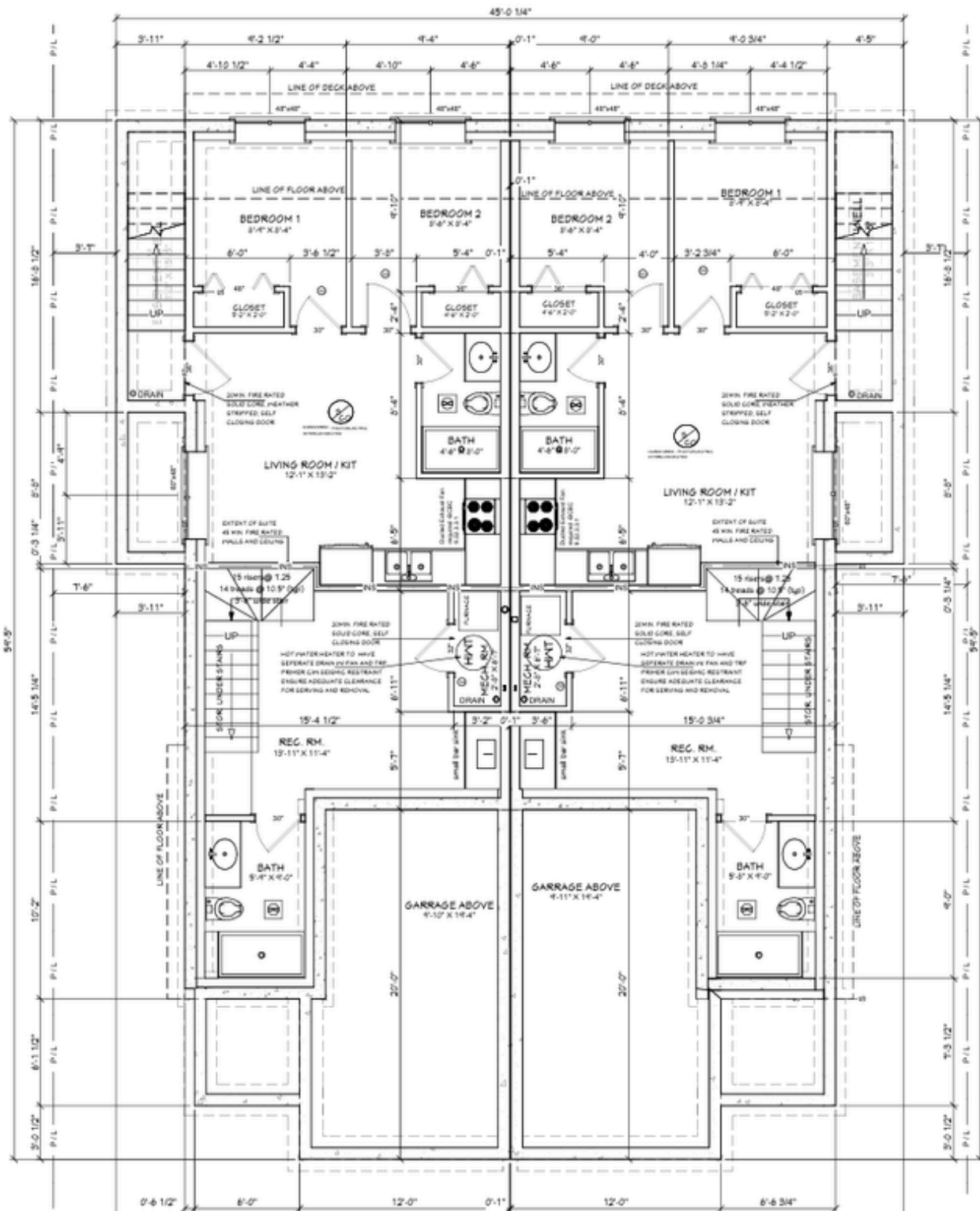
MAIN FLOOR PLAN

SECOND FLOOR



SECOND FLOOR

BASEMENT



SOLD

Closed
R3073249
Board: F, Attached
1/2 Duplex

8588 DUNBAR WAY
Mission
Mission BC
V4S 0A7

\$899,900 (LP) ✓
\$894,285 (SP)

Days on Market: **9** List Date: **12/9/2025** Seller's Acceptance Date: **12/18/2025**
Orig. Price: **\$899,900** Expiry Date: **4/30/2026** Subject Removal Date: **12/30/2025**
Prev. Price: **\$0** Completion Date: **2/19/2026**

Meas. Type: If new,GST/HST inc?: **No** Approx. Year Built: **2025**
Frontage (feet): Bedrooms: **4** Age: **1**
Frontage (metres): Bathrooms: **3** Zoning: **DUPLEX**
Depth/Size: Full Baths: **3** Gross Taxes: **\$0.00**
Sq. Footage: **2,700.00** Half Baths: **0** For Tax Year: **2025**
Flood Plain: P.I.D.: **032-293-321** Tax Inc. Utilities?:
View: : Tour:
Complex / Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**



Closed
R3029414
Board: F, Attached
1/2 Duplex

32537 HIGGINBOTTOM COURT
Mission
Mission BC
V2V 2T7

\$1,049,000 (LP) ✓
\$1,025,000 (SP)

Days on Market: **19** List Date: **7/23/2025** Seller's Acceptance Date: **8/11/2025**
Orig. Price: **\$1,049,000** Expiry Date: **5/31/2026** Subject Removal Date: **8/25/2025**
Prev. Price: **\$0** Completion Date: **12/8/2025**

Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year Built: **2025**
Frontage (feet): **11.80** Bedrooms: **6** Age: **0**
Frontage (metres): **3.60** Bathrooms: **5** Zoning: **MD465**
Depth/Size: Full Baths: **5** Gross Taxes: **\$0.00**
Sq. Footage: **3,267.00** Half Baths: **0** For Tax Year: **2024**
Flood Plain: **No** P.I.D.: **031-975-887** Tax Inc. Utilities?:
View: **No :** Tour:
Complex / Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**



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CONTACT US



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The financial projections and assumptions contained in this pro forma are provided for illustrative and informational purposes only. They are based on estimates, market assumptions, and information believed to be reliable at the time of preparation; however, no representation or warranty, express or implied, is made as to their accuracy or completeness.

Actual costs, revenues, financing terms, construction expenses, development charges, operating expenses, timelines, market conditions, and returns may vary significantly from those shown. Market fluctuations, interest rate changes, municipal requirements, unforeseen site conditions, and other variables may materially impact the project's performance.

Prospective purchasers, investors, and partners must conduct their own independent due diligence and verify all information, assumptions, projections, and calculations. You are strongly advised to consult with your own accountant, financial advisor, lawyer, lender, contractor, and other qualified professionals before making any investment or development decisions.

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