DOWNTOWN MISSION HIGH-RISE DEVELOPMENT SITE

33007 - 33017 1st Ave, Mission, BC

Mission City Theatre and adjoining land with development opportunity



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PROPERTY HIGHLIGHTS

- Strategically located with excellent exposure to 1st Ave and Lougheed HWY, and in the heart of the bustling Mission downtown catering to a mixture of commercial and residential uses.
- Option to provide holding income on a 4180 ft" movie theatre site currently operating as a Better Buy Bookstore in a 2- storey building while using adjacent land parcel for additional parking
- Street parking and great signage visibility
- Vendor Financing Option available for qualified buyer's

33017 - 33007 1ST AVENUE

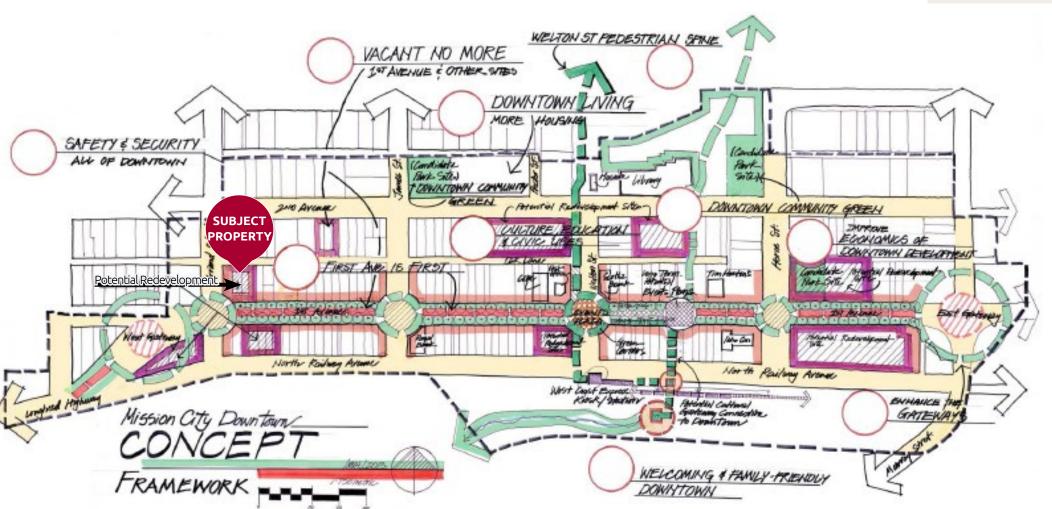
Mission, BC

OPPORTUNITY

Macdonal Commercial is pleased to present the opportunity to purchase a two lot commercial assembly on highly prized 1st Avenue in Mission. These gateway to Mission downtown sites are in close proximity to existing mid rise under construction as per the Mission city downtown plan supporting Muti-storey mid-and high-rise buildings with ground oriented commercial uses. Possibility to add further assembly to the current site ask realtor.

LOCATION

The subject property is located on the North East corner of Grant street on 1st Ave. With just a 5min walk to the Mission City Station - the terminal station for the West Coast Express train from Vancouver downtown, this will be an ideal location for future residents to work in the Big City while enjoying the beautiful fraser valley, along with the rustic charm of the vibrant Mission down town. https://tourismmission.ca



By: District of Mission - Development Services Department - MissionCity Downtown Action Plan

PROPERTY DETAILS

Mission City Theatre and adjoining land



DEVELOPMENT

The subject property is situated within the Mission city Downtown Development Permit area DPA 1. The increased densities and FAR dictated by the downtown Mission Action Plan NCP is expected to potentially increase density and property valuations in the area. Link Mission City Downtown Plan. The subject property resides in the 2020 adaptation of realigned Downtown Incentive Program Boundary qualifying for financial incentives to facilitate new apartment and mixed used developments adjacent to the downtown core.

FLOOR AREA RATIO

The current zoning of the subject site is Mission City Downtown (DT1). A more expansive DT2 zoning is supported by the current OCP designation. DT2 will allow 100% lot coverage up to 125ft high with a base density of 4.5 FSR and density bonuses of 4.75 up to 5.0 with additional conditions. Please ask for data room access for more details on development.

ADRESS

33017 1st AVE Mission, 33007 1st Ave Mission

LEGAL DESCRIPTION

LOT 40 BLOCK 77 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 664, LOT 39 BLOCK 77 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 664

ZONING

DT1 - Contact listing agent for a copy of the zoning bylaws

PID

011-900-822, 011-900-806

LAND SIZE

3050 sq ft , 6100 sq ft

BUILDING SIZE

Site 1 - Vacant Land, Site 2 - 4180 sq ft

ASKING PRICE

Contact Listing Agent



