

**FOR SALE**

# industrial opportunity

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UNITS 201/202 – 31510 GILL AVENUE, MISSION, BC V4S 0A1



SUBJECT PROPERTIES  
Units 201/202 – 31510 Gill Avenue

**Jason Lai**

PERSONAL REAL ESTATE CORPORATION

**778.996.1788**

**Matt Lee**

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**778.882.2673**

**rennie**

# industrial opportunity

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Rennie & Associates Realty is pleased to present a unique opportunity to acquire two (2) side-by-side industrial units in the rapidly growing City of Mission. The property features a stable and strong covenanted single tenant, currently occupying both Unit 201 & Unit 202. Additionally, the premises has undergone extensive mechanical and interior improvements, provides 24 feet height ceilings, 2 grade loading bay doors, and robust surface parking.



# property overview



## ADDRESS

Units 201/202 – 31510 Gill Avenue, Mission, BC V4S 0A1

## P.I.D.

028-738-152, 028-738-161

## ZONING

INB1 (Industrial Business Park One)

## MUNICIPALITY

Mission, BC

## ASKING PRICE

\$2,179,000

## NET INCOME

\$94,639 (2025 est.)

## CAP RATE

Approx. 4.34%

## LEASE DETAILS

Single tenant expires April 2030 with renewal option(s)

## TOTAL AREA

Total: 4,981 SF

Unit 201: 1,572 SF plus 832 SF mezzanine

Unit 202: 1,718 SF plus 859 SF mezzanine

## CEILING HEIGHT

24 feet

## YEAR BUILT

2010

## LOADING

2 grade-level loading doors

## PARKING

Four (4) surface stalls

## ANNUAL PROPERTY TAXES (2024)

\$18,632.06





# site photos

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# site area



## NEARBY AMENITIES

1. Canadian Tire
2. Cinema
3. Mission Golf Club
4. Mission Leisure Centre
5. Silver Creek Cafe
6. The Penny
7. Mission BBQ
8. The Wee Chippie Fish & Chips



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