

34545 Lougheed Highway

Mission, BC



Up to 3.92 Acres of Vacant Land with Flexible Lease Options and Immediate Access to Lougheed Highway

The Opportunity

CBRE Limited is pleased to present the unique opportunity to lease up to 3.92 acres of vacant land in Mission, BC. The property sits directly on Lougheed Highway, providing excellent access to the Fraser Valley, Deltaport, Vancouver International Airport, and the Abbotsford International Airport, with over 15,000 vehicles passing daily, the site has exceptional exposure. The property is currently leveled and the owner is open to flexible leasing options. The Property can be gravelled, fenced, and/or lighted to suit the tenant's needs. Intended for clean storage, this property offers flexibility for additional uses with a Temporary Use Permit, and future OCP zoning will provide more commercial options.



Size

Up to 3.92 acres, with subdivision available

Current Zoning

CTR - tourist accommodation and outdoor commercial recreational facilities.

Use

Storage of clean/dry uses only. Container storage, machinery storage, vehicle parking.

Retail use such as a nursery, food truck, pop-up retail, modular retail, drive-thru and many other options or uses with a Temporary Use Permit can be considered.

OCP Commercial Zoning

Commercial development supports a wide range of businesses activities including standalone commercial, standalone employment, and mixed-use (residential, industrial, commercial) uses. This designation is only proposed north of Lougheed Highway and allows for mixed-use residential above commercial development.

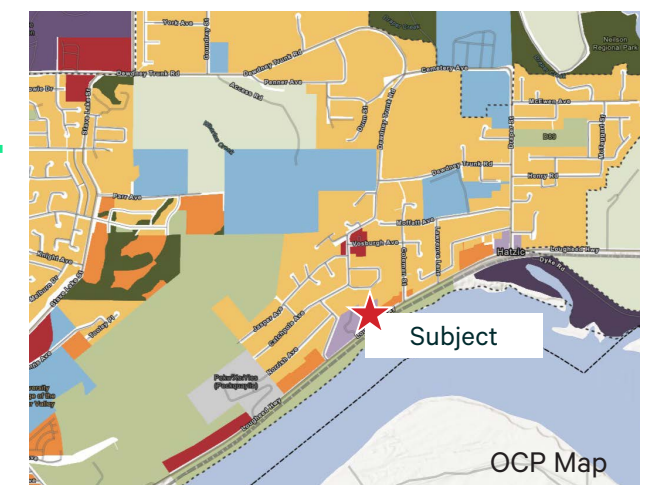
Lease Rate

\$2.50 PSF Net "as is"

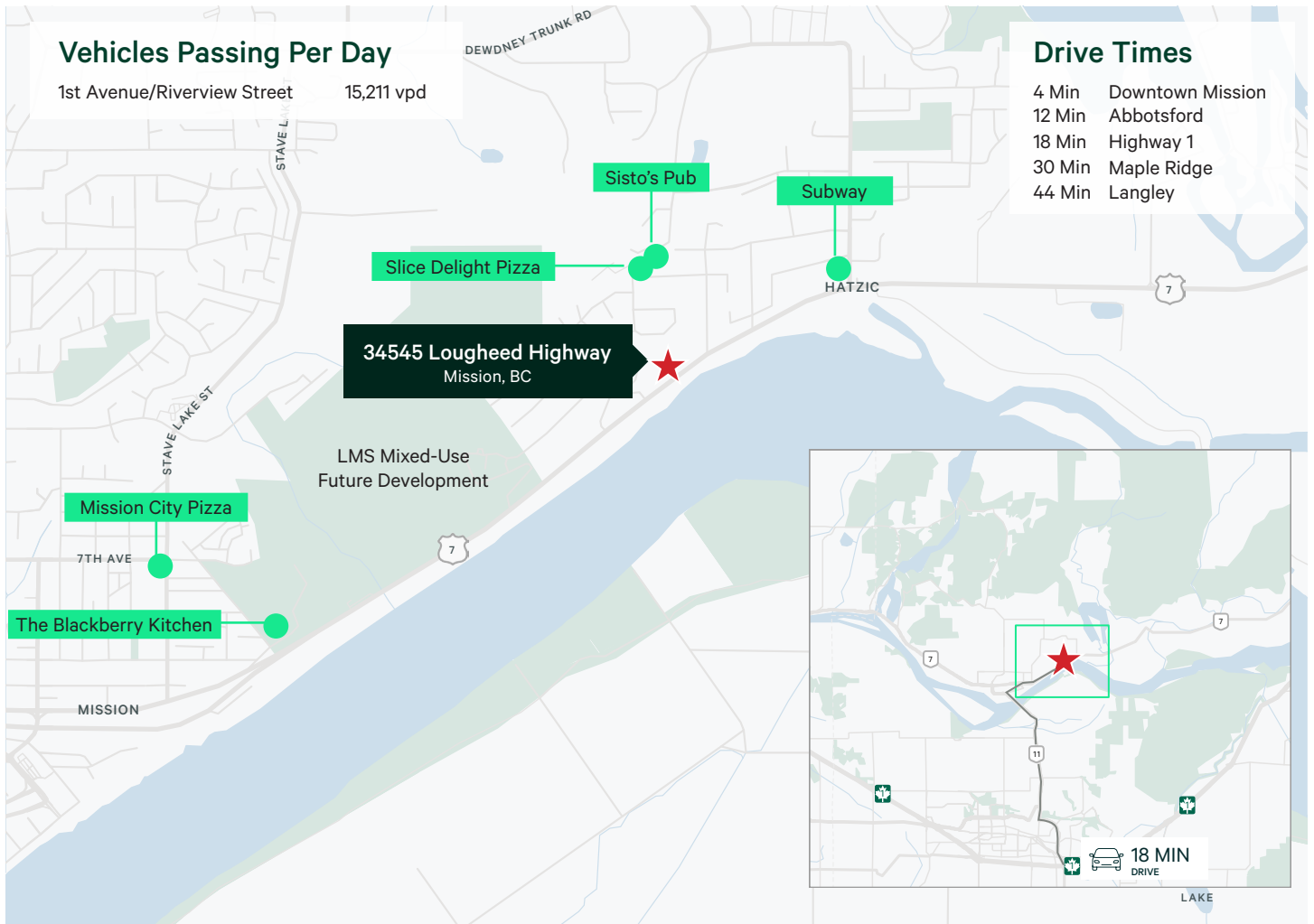
\$3.00 PSF gravelled and fenced

Additional Options

- + Lighting
- + Water
- + Outdoor Washroom
- + Surveillance
- + Internet
- + Residential home on property that could be used as an office or daycare



Mission maintains some of the lowest land leasing pricing in Metro Vancouver. With immediate access to Lougheed Highway, the property is well situated for outdoor storage uses with efficient access to Highway 11 and Highway 1.



Contact Agents

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