



CONCEPTUAL DESIGN

# OFFICE SPACE FOR SALE



**MANDEEP BHALLA**

PERSONAL REAL ESTATE CORPORATION

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# PROPERTY DETAILS

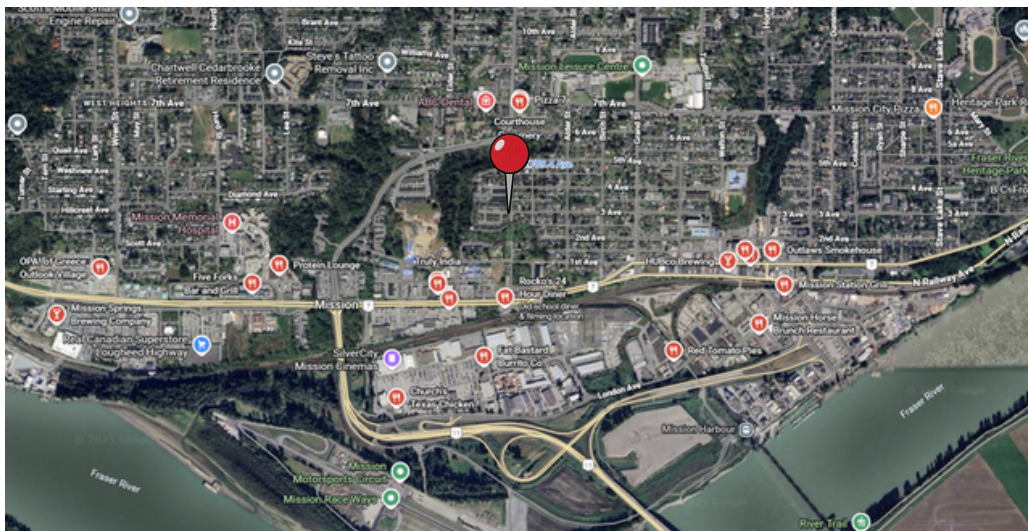
<b>LOCATION</b>	32789 4 <sup>th</sup> Ave Mission
<b>LOT SIZE</b>	11,325 ft <sup>2</sup>
<b>PRICE</b>	\$985,000
<b>PID</b>	002-403-889
<b>HOME SIZE</b>	2,367 ft <sup>2</sup>



# LOCATION



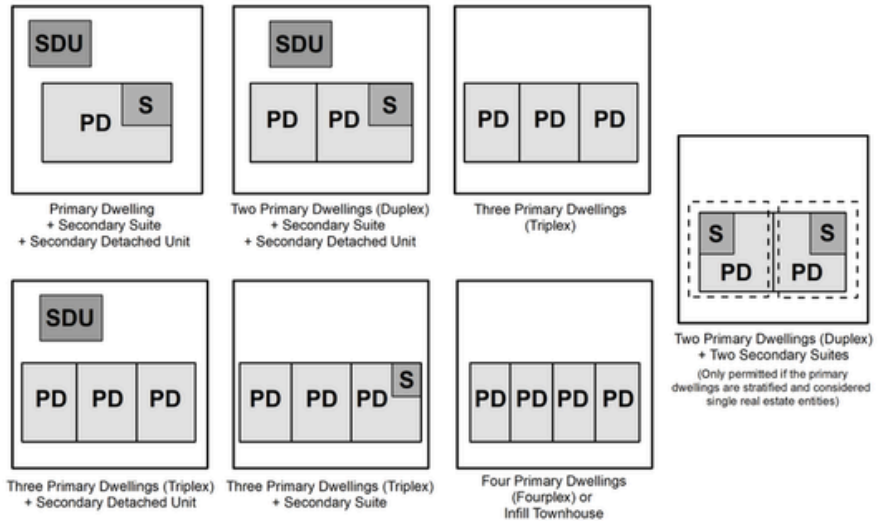
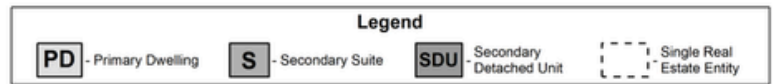
Amazing location with tons of development happening in the surrounding area. This means exciting growth, new amenities, and increasing property values. Whether you're an investor looking for future upside or a buyer seeking a vibrant community, this area offers incredible potential. Be part of a neighborhood that's rapidly transforming and positioned for long-term success.



Located in the heart of Mission, just minutes from all amenities.

# SMALL SCALE MULTI UNIT HOUSING

## Permitted Dwelling Arrangements



The following diagram shows the dwelling unit configuration that is permitted on lots greater than 930 square meters and have been zoned to allow a secondary dwelling unit.

## Multi-unit Duplex Zone Multi-unit Boarding Use Zone

MD465

### A. Zone Intent

1. The intent of the MD465 Zone is:
  - a. To allow one of:
    - i. **Single Family Dwelling** ; or
    - ii. **Duplex**; or
    - iii. **Triplex**; or
    - iv. **Fourplex**; or
    - v. **Infill Townhouse**

### Lot Coverage

1. **Lot Coverage** shall not exceed the percentages noted in the following table:


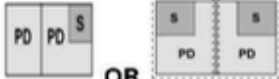
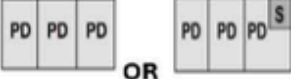
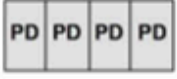
Zone	Lot Coverage
MD465	40%
MB558	40%

### Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio	Maximum Floor Space
MD465	0.6	353.0 sq m (3,800.0 sq ft)
RB558	0.6	353.0 sq m (3,800.0 sq ft)

# PARKING REQUIREMENTS

SMALL-SCALE MULTI-UNIT HOUSING OPTIONS				
	Single-Family	Duplex	Triplex	Fourplex
				
SECONDARY SUITE	1	1 per real estate entity = 2 if duplex is stratified	1	0
PARKING REQUIREMENT	2 SS = 3	3 1 SS = 4 2 SS = 5	5 SS = 6	6
TANDEM PARKING	No	Yes	No	No
DP AREA	N/A unless <b>Urban Compact</b>	Infill DP	Infill DP	Infill DP
FEE-SIMPLE LOT	No	No	No	No
STRATIFY UNIT	No	Yes	Yes	Yes
CITY SERVICES	Not Required	Required	Required	Required
WATER/SANI CONNECTIONS	1 (if connected)	2	3	4

\* Secondary Detached Unit (coach house or garden cottage) permitted in **MD465, R930** or 's' zones

- In R930 zone, lot must be larger than 930 sq. m. and at least connected to City water
- Urban Residential and Urban Compact 's' zones allow both secondary suite and secondary detached unit
- Suburban and Rural 's' zones only allow one or the other

A key advantage of this property is the generous lot size, which provides ample flexibility to comfortably accommodate the City's parking requirements.

# 4PLEX DESIGN



# CONTACT US



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