

# FOR SALE

33313 3RD AVENUE | MISSION BC | V2V 1P1

## PROPERTY SUMMARY

**LIST PRICE:** \$1,045,000

**SALE TYPE:** ASSET

**BUILDING SIZE:** 2,636 SF

**LOT SIZE:** 20,236 SF/0.46 ACRE

**PID:** 018-611-303

**YEAR BUILT:** 1956

**PROPERTY TAX:** \$9,087.23 (2019)

**ZONING:** CCD1: COMMERCIAL CORE  
DOWNTOWN

**MLS NUMBER:** C8033578

This well maintained commercial office building is located only minutes from Lougheed Highway and Central Mission. Currently zoned CCD1 - Core Commercial Downtown One Zone, this property is best fit for redeveloping into a mixed use -retail/office/multifamily building which the City of Mission already has expressed support for. It may also be the perfect fit for any professional business - offering 2 boardrooms, multiple individual offices, a bull pen area, 2 washrooms and a full kitchenette.



**Contact your Commercial REALTORS®:**

**Charles D. Wiebe, CIPS, E.Tech**

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**Marty Peters, CIPS**

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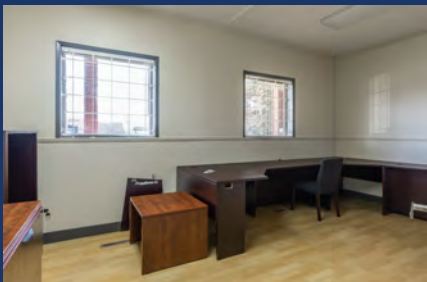
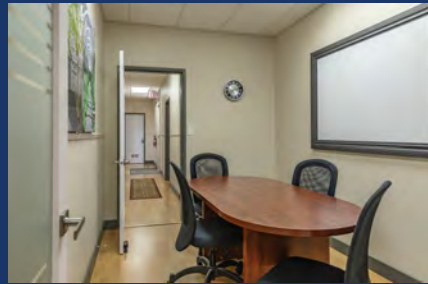
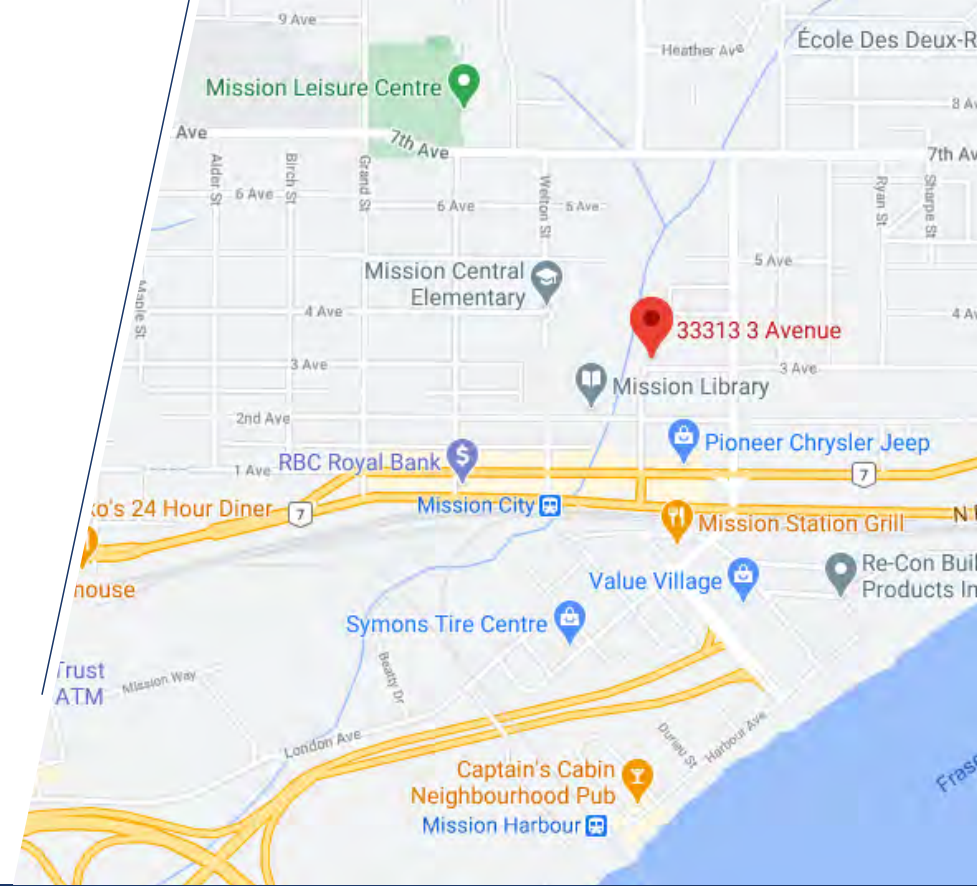
# ADDITIONAL INFORMATION

- Designated primarily 'Mission City Downtown' according to 2017 OCP
- Approximately 32% of property's area is designated 'Parks & Open Space'
- Estimated useable area of property is 930 m2 to 1,100 m2
- Estimated number of residential units possible for development is 25 - 52

## DRIVE TIMES

Abbotsford	14 Minutes	Sumas Border	20 Minutes
Maple Ridge	26 Minutes	Vancouver	63 Minutes
YVR	70 Minutes		

The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Little Oak Realty, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.



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