

11750 DEWDNEY TRUNK ROAD

MISSION, BC



19.37 acres
Total Lot Size

FOR LEASE
INDUSTRIAL LAND

IPG ICONIC
PROPERTIES
GROUP
RE/MAX COMMERCIAL ADVANTAGE



OPPORTUNITY

DETAILS

Iconic Properties Group is pleased to present this unique opportunity to acquire this INR zoned industrial land parcel approx. 19.37 acres of total space, all yard space no buildings.

The Subject Property is nestled in the rural Steelhead community of Mission BC, which has its own oasis and privacy in the heavily wooded area. Feel the nature surrounding this property.

With easy and convenient access to Mission downtown, 10 min drive to Highway 7 known as Lougheed Hwy and 14 min drive to Highway 11 which will take us further south into the US Border Crossing.

INR Zoning provides for uses which are Resource Extraction and Aggregate management.

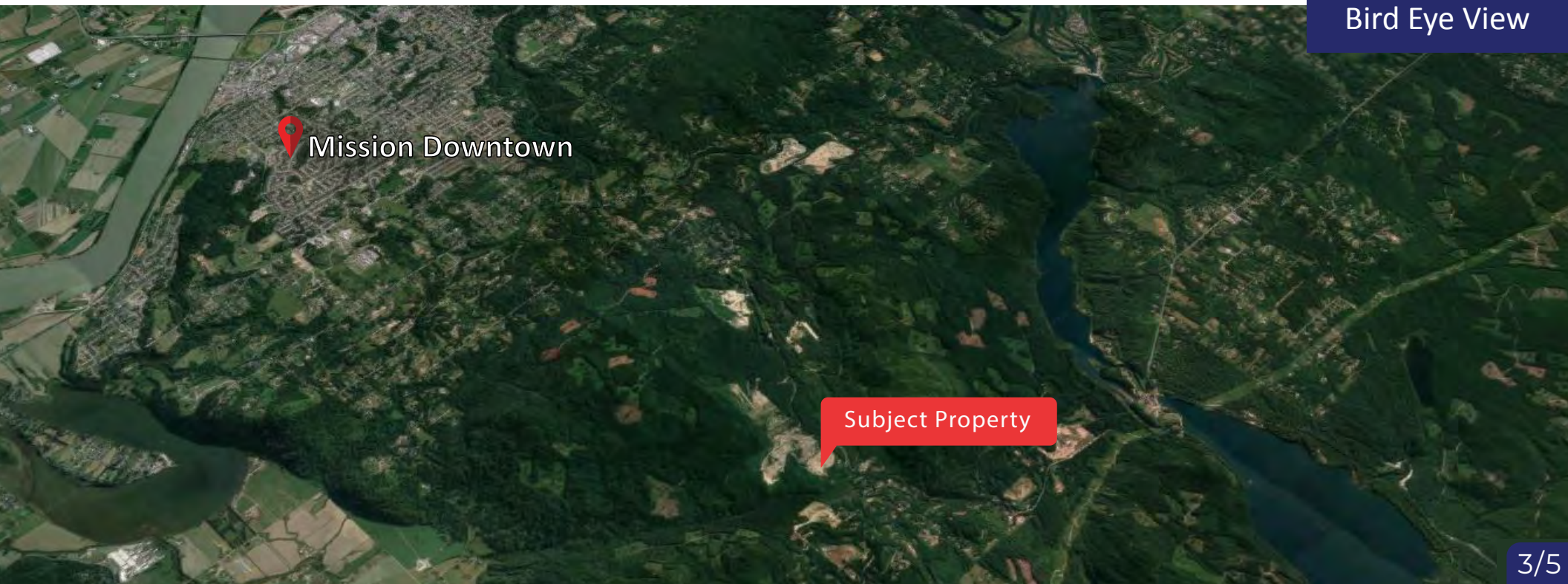
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|---------------------|-------------------------------------|
| CIVIC ADDRESS | 11750 Dewdney Trunk Rd, Mission, BC |
| LOT SIZE | 19.37 acres |
| YEAR BUILT | 2008 |
| PROPERTY TAX (2022) | \$14,264.88 |
| NEIGHBORHOOD | Steelhead |
| ZONING | INR |
| LEASE RATE | Base rent: \$1.50/sqft/year |
| PID | 013-383-591 |

COMMUNITY

The District of Mission is nestled on a southern coastal mountain slope, overlooking the lush valley of the mighty Fraser River. Founded in 1892, Mission, BC was originally inhabited by the Stó:lō First Nations people, and today this rapidly growing and dynamic centre is home to a population of some 38,000 residents.



Front View



Bird Eye View

Mission Downtown

Subject Property

DEMOGRAPHICS

LOCATION



Ideally situated, Mission is just a 15-minute drive from the US border, and approximately 70 km East of the City of Vancouver. Mission is surrounded by the incredible beauty of mountainous vistas and natural forest settings. The climate is warm in the summer and mild and wet in the winter. Flowers bloom most of the year, as the area is naturally hospitable to a wide variety of plant life and vegetation. Topographically, Mission enjoys an immense variation of hillsides and gullies which maintain natural neighbourhood enclosures, spectacular views, and a sense of permanence.

| | 1 km | 2 km | 3 km |
|---|-----------|-----------|-----------|
| Population (2021) | 30 | 438 | 2,452 |
| Population (2025) | 30 | 477 | 2,640 |
| Projected Annual Growth (2021 - 2025) | 0% | 1.72% | 1.49% |
| Median Age | 47.5 | 46.8 | 45.6 |
| Average Household Income (2021) | \$130,472 | \$130,493 | \$124,392 |
| Average Persons Per Household | 2.7 | 2.9 | 2.9 |

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NOTHING BUT ICONIC

**Personal Real Estate Corporation*

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