

FOR SALE
DEVELOPMENT SITE

33007 & 33017 1ST AVE
MISSION, BC

IPG

ICONIC
PROPERTIES
GROUP

RE/MAX COMMERCIAL ADVANTAGE



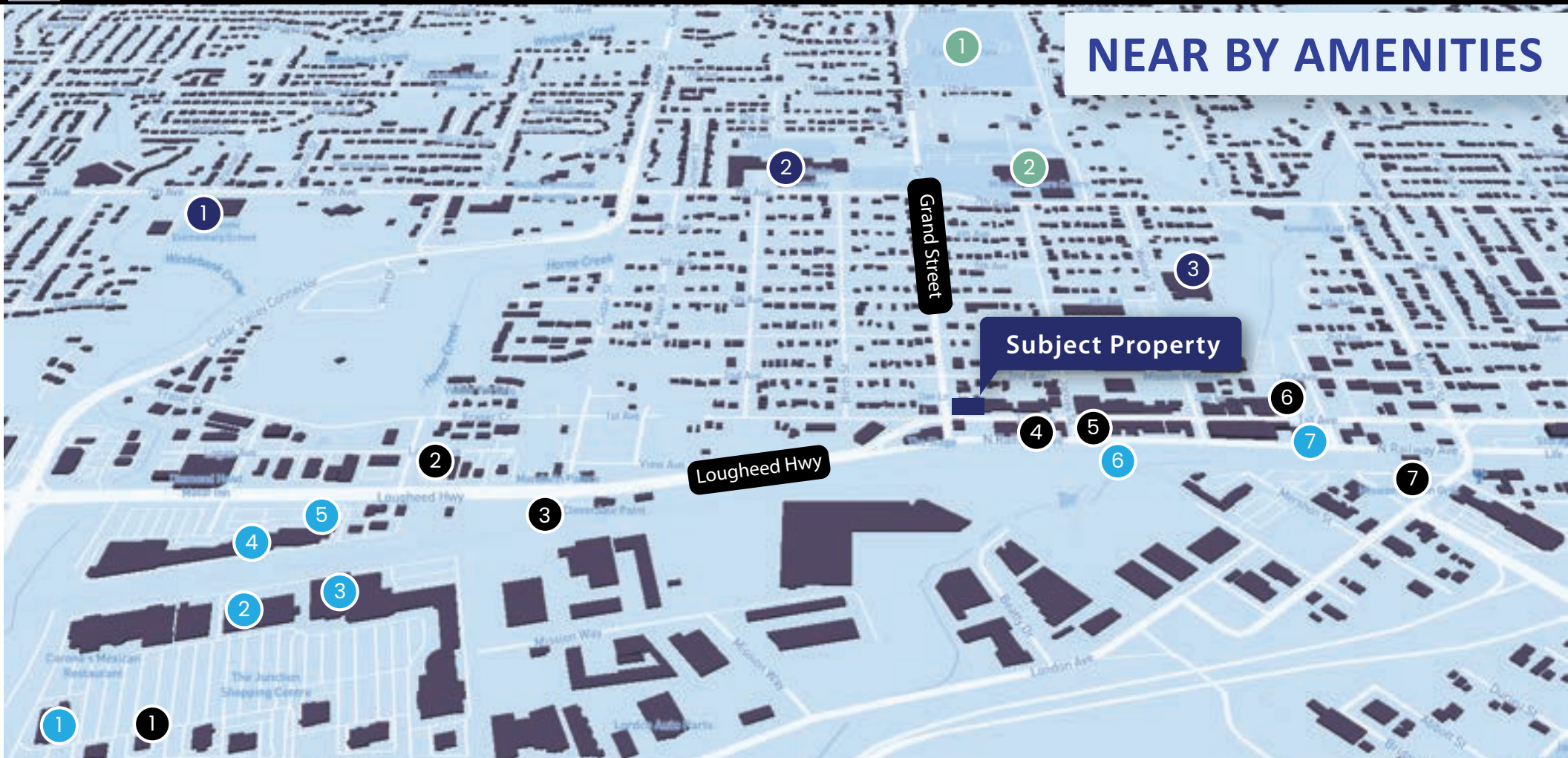
OPPORTUNITY

DETAILS

Iconic Properties Group is pleased to present an amazing opportunity to acquire this high density development site in the Downtown Core of Mission, BC. The subject property consists of 2 parcels, **33007 1st Ave**, which is 3,050 sqft of vacant land, and **33017 1st Ave**, a 6,100 sqft lot with a 2 story, commercial building, approximately 4,180 sqft. Right beside is a **potential assembly of 33025 1st Ave**, also a 6,100 sqft lot with a 3 storey, multi-family commercial building with residential and commercial units. The properties are included in the Downtown Core Designation by the City of Mission, allowing for a high-rise project with up to 4.5 FSR (or 5 FSR providing public benefit) to be developed on the Property. The combination of these parcels, with the new density and a fast growing population makes this the perfect time to invest to get the most return!

CIVIC ADDRESS	<ul style="list-style-type: none"> 📍 33007 1st Ave, Mission 📍 33017 1st Ave, Mission
PID	<ul style="list-style-type: none"> 📍 011-900-822 📍 011-900-806
LAND SIZE	<ul style="list-style-type: none"> 📍 3,050 sqft 📍 6,100 sqft
NEIGHBORHOOD	Downtown Mission
ZONING	DT-1
PROPERTY TAX (2021)	<ul style="list-style-type: none"> 📍 \$2,648.26 📍 \$14,359.43
ASSESSMENT (2022)	<ul style="list-style-type: none"> 📍 \$167,000 📍 \$1,008,700
DENSITY	4.5 FSR
PRICE	Contact Agent

NEAR BY AMENITIES



FOOD & DRINK

- 1 Starbucks
- 2 McDonalds
- 3 Rocko's 24 Hour Diner
- 4 Hot Wok
- 5 HUBco Brewing
- 6 Tim Hortons
- 7 Mission Station Grill

SHOPS & SERVICES

- 1 Staples
- 2 Canadian Tire
- 3 Save-On-Foods
- 4 BCLiquor
- 5 Shoppers Drug Mart
- 6 Mission City Station
- 7 Petro-Canada

PARKS & RECREATION

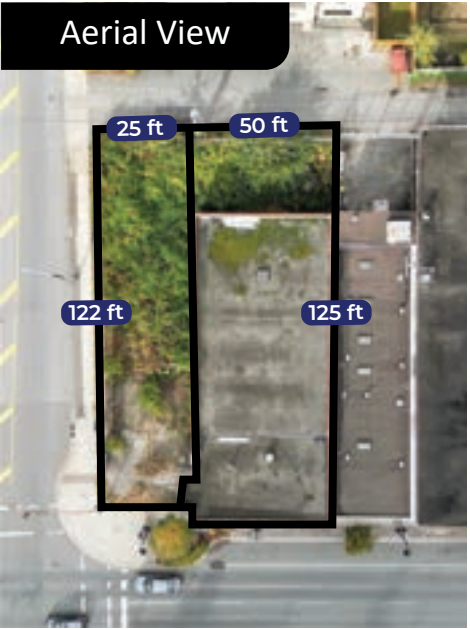
- 1 Centennial Park
- 2 Mission Leisure Centre

EDUCATION

- 1 Fraserview Learning Centre
- 2 Ecole Mission Secondary
- 3 Mission Central Elementary

PICTURES

Aerial View



South-East View



Street View



20,592
VEHICLES PER DAY

Lougheed Highway & Park Street

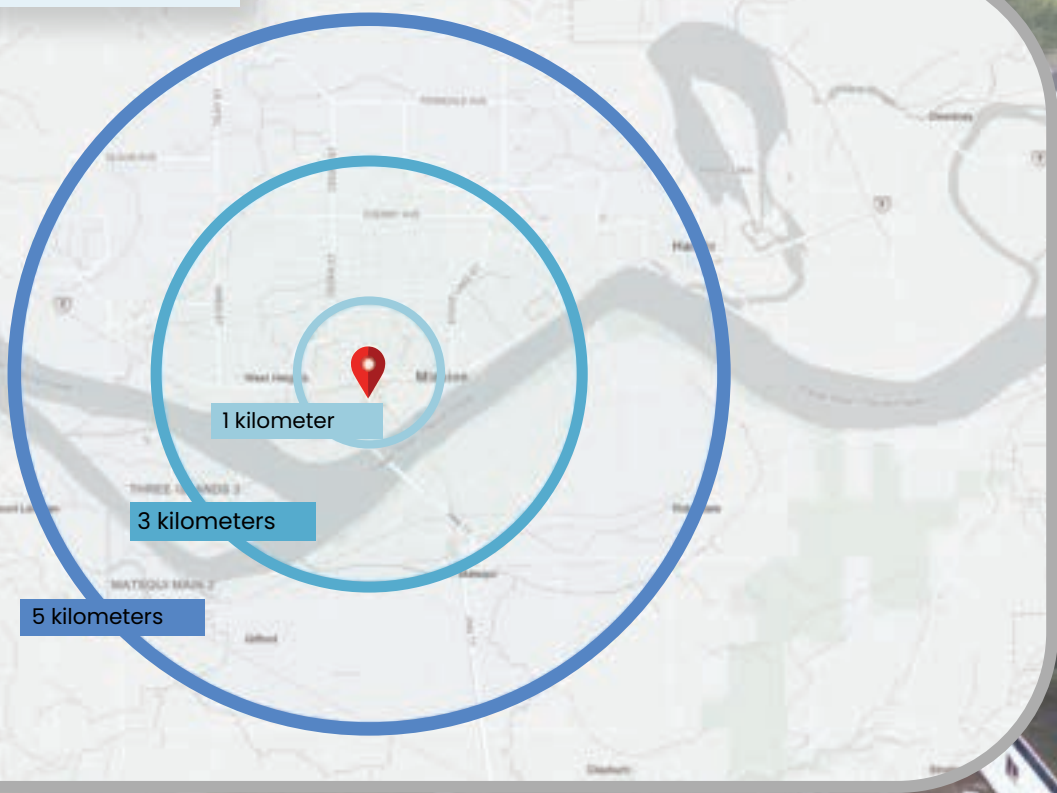
Walk Score
55

Transit Score
43

Bike Score
31

DEMOGRAPHICS

LOCATION



Downtown Mission features unique shops, entertainment venues and establishments offering a wide range of goods and services from cozy coffee shops to the full dine-in experience.

The Properties are situated on the North East corner of Grand Street and Hwy 7 (Lougheed Hwy). With its unparalleled location, the properties are just 350 meters from the West Coast Express train station, Mission City, and is in close proximity of many local shops and services.

Mission is increasing in population and densification, this means there's no better time than now to acquire these parcels and invest in this growing city.

	1 km	3 km	5 km
Population (2021)	5,340	34,074	42,355
Population (2025)	5,861	36,336	45,381
Projected Annual Growth (2021 - 2025)	9.7%	6.6%	7.1%
Median Age	41.2	39.1	39.4
Average Household Income	\$83,696.47	\$104,853.46	\$110,444.29
Average Persons Per Household	2.5	3.1	3.1

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RE/MAX COMMERCIAL ADVANTAGE

NOTHING BUT ICONIC

**Personal Real Estate Corporation*