

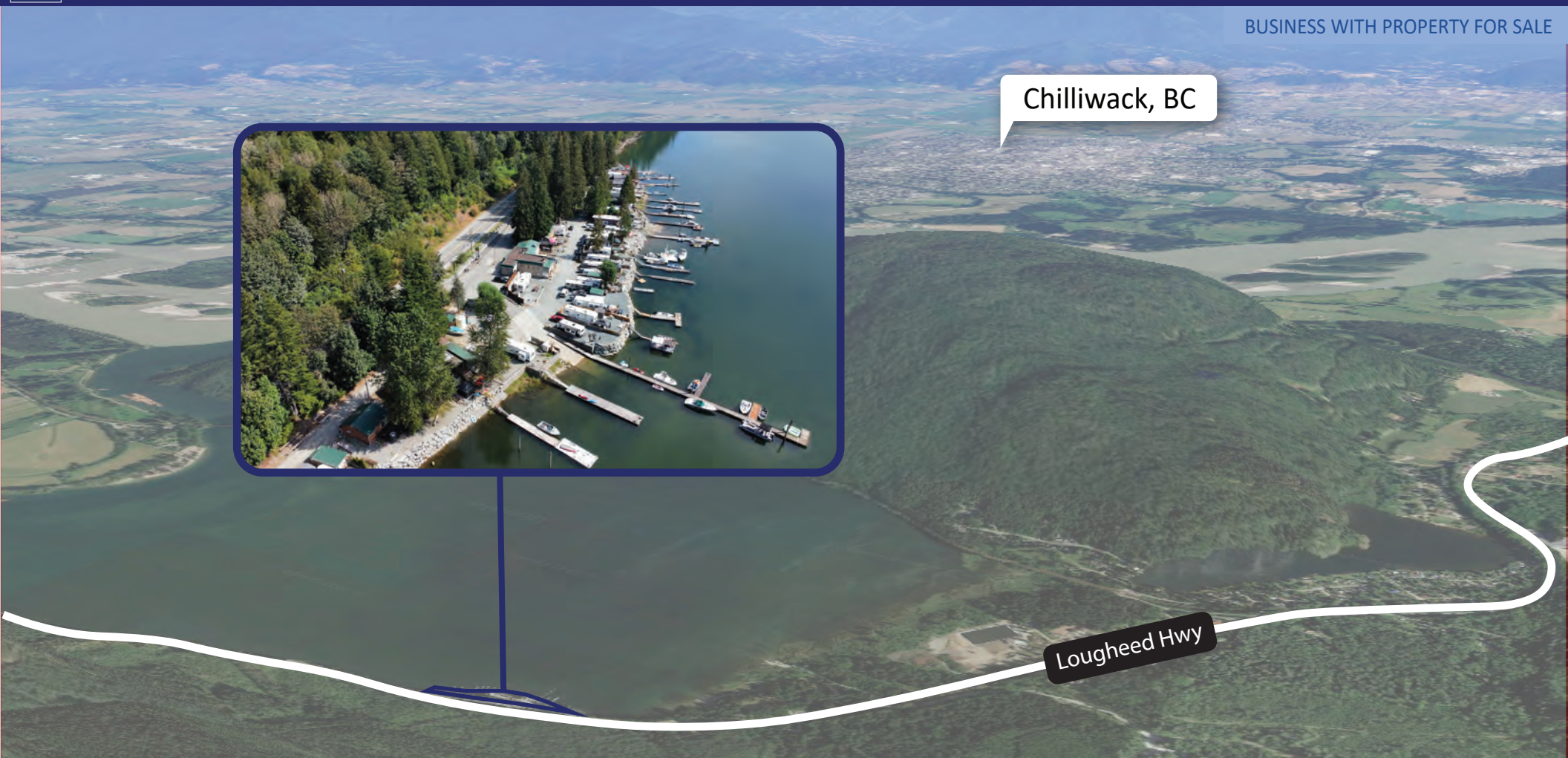
An aerial photograph of a waterfront property. On the left, a marina with several wooden docks and numerous boats is visible. To the right of the marina, there is a cluster of buildings, including what appears to be a restaurant or cafe with outdoor seating, and a parking lot with several cars. The property is surrounded by dense green trees. A large white banner with blue and red text is overlaid on the top half of the image.

FOR SALE BUSINESS WITH PROPERTY

**44562 LOUGHEED HWY
AGASSIZ, BC**

IPG

ICONIC
PROPERTIES
GROUP



Chilliwack, BC

Lougheed Hwy

OPPORTUNITY

Iconic Properties Group is pleased to showcase the opportunity to acquire this RV Park & Waterfront Resort at 44562 Lougheed Highway, Mission, BC. The park has 45 RV pads and 6 rental cabins, many of which have a private dock overlooking Harrison Bay. This park generates income from Vancouver families escaping from the city and tourists exploring BC. The property is also home to the Harrison Bay Store and a Canada Post.

PROPERTY DETAILS

CIVIC ADDRESS	44562 Lougheed Hwy, Agassiz, BC	ZONING	R-3
PID	008-481-121	PROPERTY TAX (2023)	\$8,975.80
LAND SIZE	1.6 acres	RV PADS	45
YEAR BUILT	1959	RENTAL CABINS	6
NEIGHBORHOOD	Lake Errock	ASSESSMENT (2024)	\$3,152,200

Property Line



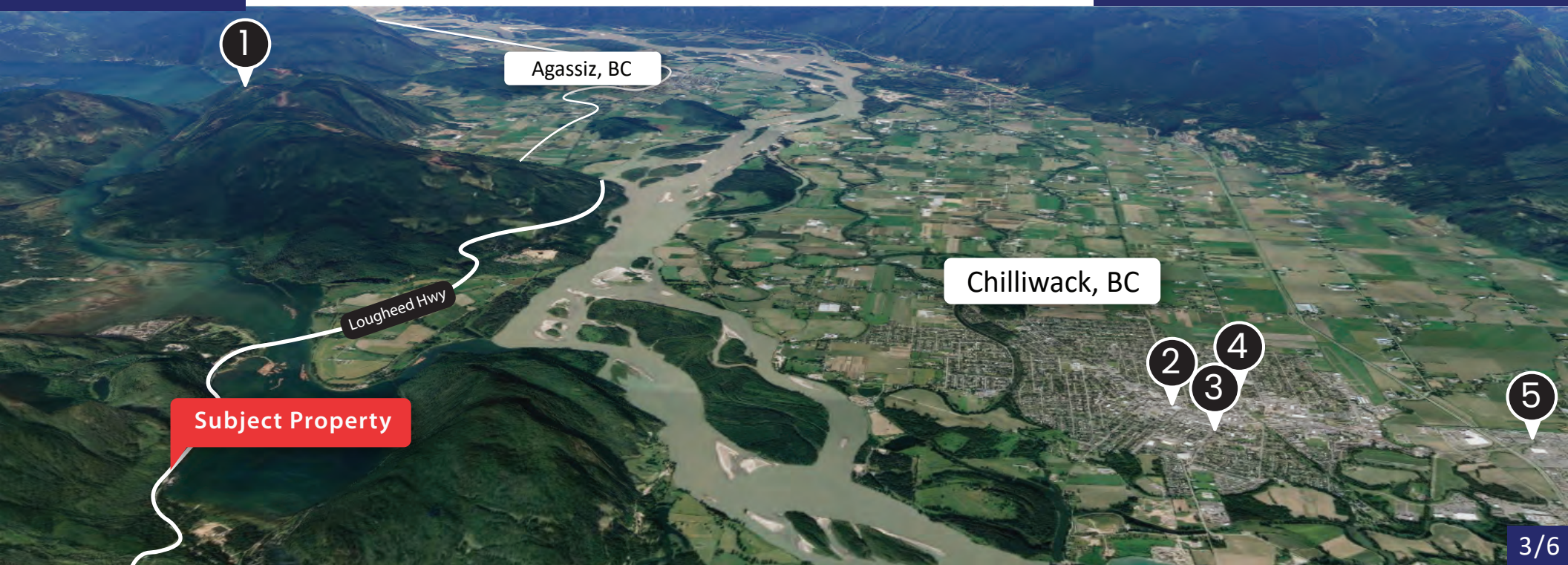
LOCATION

This rarely available business with property is located in the bay of the Harrison River, just a 20 minute drive North West of the famous Harrison Hot Springs. The city of Chilliwack can be reached in just 30 minutes, providing all the daily necessities.

Stunning views paired with the calm water of Harrison Bay make this the ideal location for camping and tourist activities, a perfect, hassle-free investment opportunity.

- ① Harrison Hot Springs
- ② Save-On-Foods
- ③ Chilliwack General Hospital
- ④ Chilliwack Train Station
- ⑤ Real Canadian Super Store

Bird Eye View



Harrison Bay Store & Canada Post



Back of Harrison Bay Store, Looking East



Park Entrance



RV Pads



Private Docks



Washrooms & Showers



Boat Launch & Public Dock



RV Pads



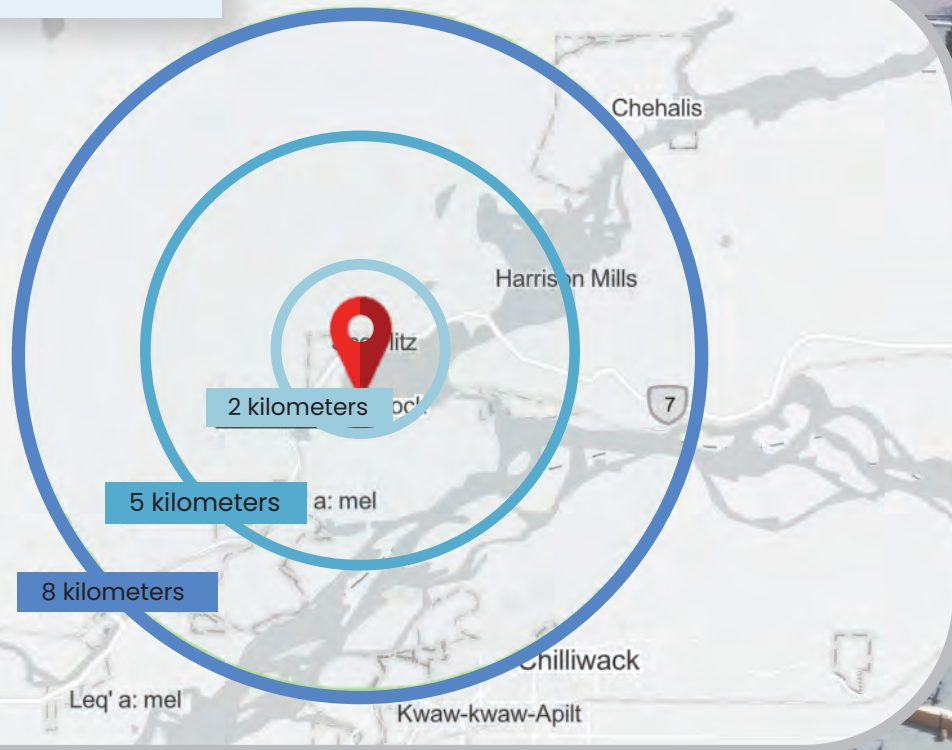
Washroom









Shower



DEMOGRAPHICS



-  **8** Restaurants
-  **2** Grocery
-  **1** Cafés
-  **3** Personal Services
-  **1** Schools
-  **1** Childcare

	2 km	5 km	8 km
Population (2024)	139	1,427	10,240
Population (2025)	136	1,409	10,310
Projected Annual Growth (2024 - 2025)	7.2%	7.6%	2.0%
Median Age	36.0	56.2	41.7
Average Household Income (2024)	\$64,757	\$90,995	\$110,255
Average Persons Per Household	3.5	2.2	2.8

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