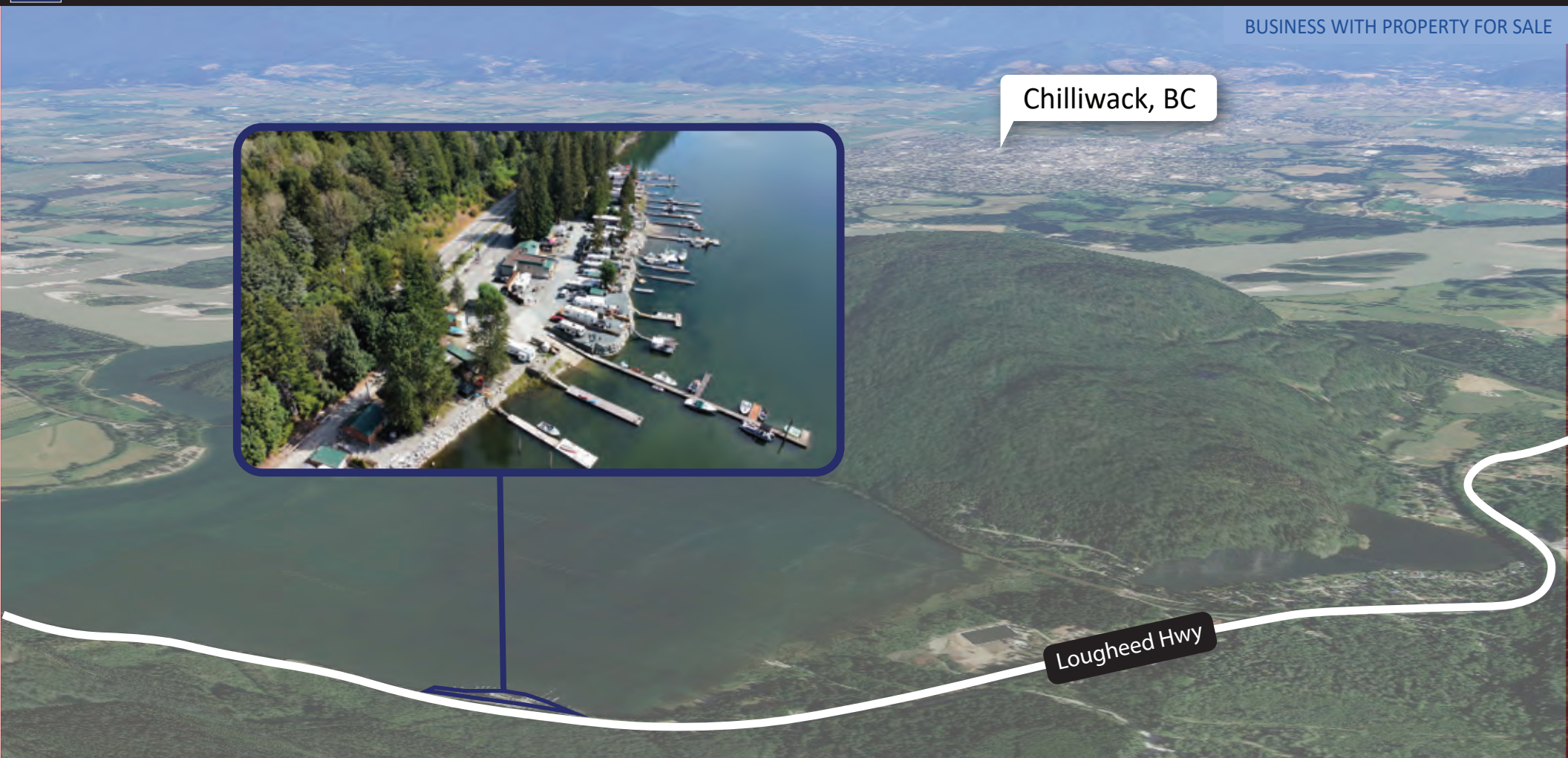


An aerial photograph of a waterfront property. On the left, a marina with several wooden docks and numerous boats is visible. To the right of the marina, there is a cluster of buildings, including what appears to be a restaurant or cafe with outdoor seating and umbrellas. Further right, a paved parking lot contains several vehicles. The entire property is bordered by a dense forest of tall evergreen trees. The water is a deep blue-green color.

FOR SALE
BUSINESS WITH PROPERTY

44562 LOUGHEED HWY
MISSION, BC

IPG ICONIC
PROPERTIES
GROUP
RE/MAX COMMERCIAL ADVANTAGE



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, Mission, BC
PID	008-481-121
LAND SIZE	1.6 acres
YEAR BUILT	1959
NEIGHBORHOOD	Lake Errock

ZONING	R-3
PROPERTY TAX (2021)	\$9,771.73
RV PADS	45
RENTAL CABINS	6
ASSESSMENT (2022)	\$2,811,100

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



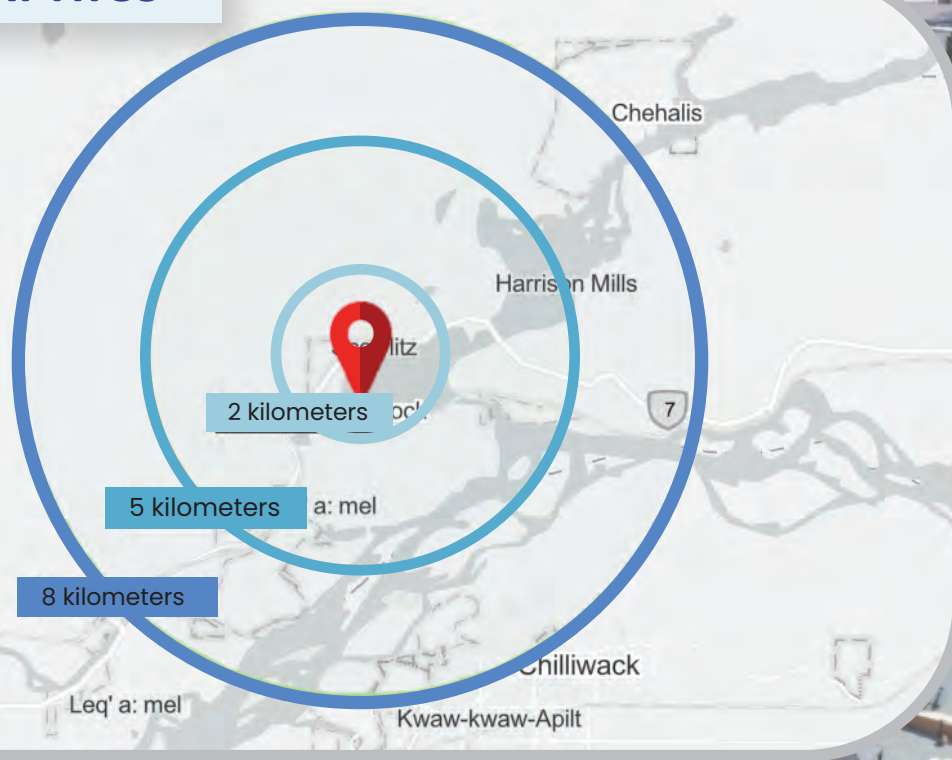
Washroom



Shower



DEMOGRAPHICS



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

	2 km	5 km	8 km
Population (2021)	140	1,305	10,649
Population (2025)	150	1,405	10,869
Projected Annual Growth (2021 - 2025)	7.2%	7.6%	2.0%
Median Age	30	53.5	40.9
Average Household Income (2021)	\$47,143	\$66,190	\$86,386
Average Persons Per Household	4.5	2.3	2.8

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NOTHING BUT ICONIC

**Personal Real Estate Corporation*

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