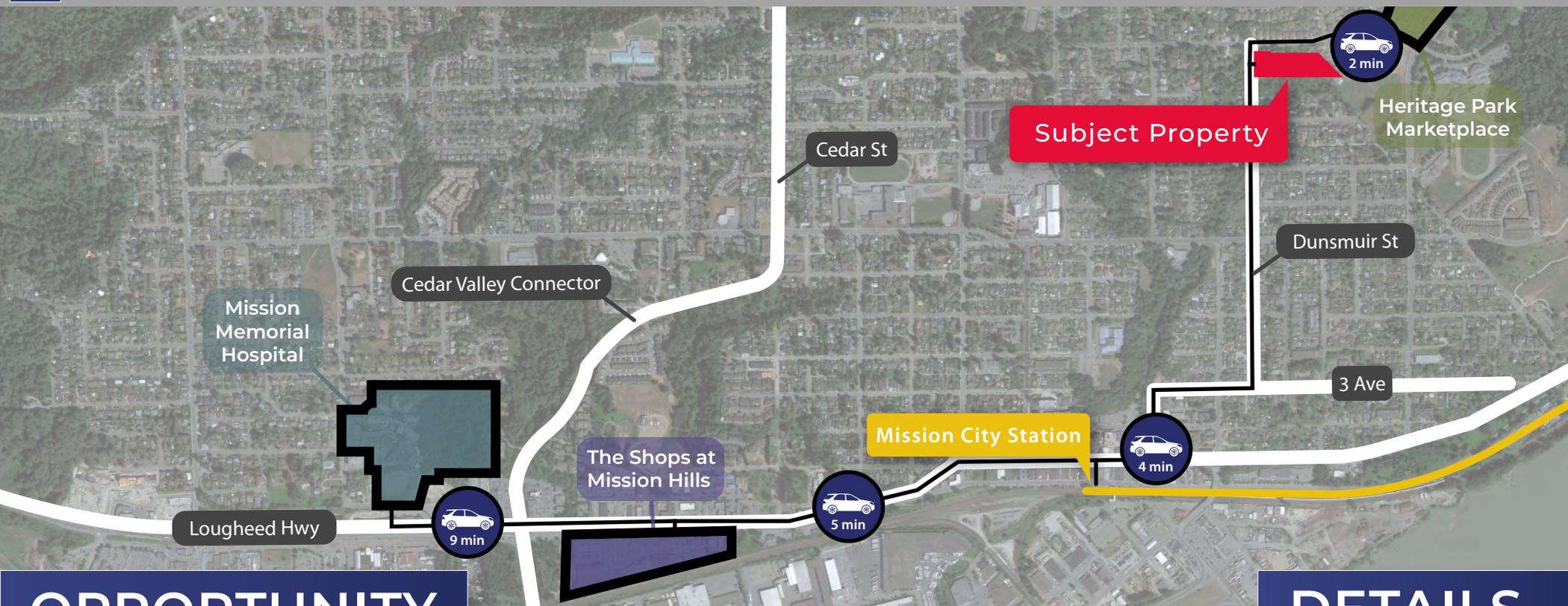


**7784 DUNSMUIR STREET**  
MISSION, BC

3.27 acres  
Total Lot Size

**FOR SALE**  
**Residential Development Land**

**IPG** ICONIC PROPERTIES GROUP



# OPPORTUNITY

# DETAILS

Iconic Properties Group is pleased to present the opportunity to acquire a prime 3.27-acre parcel located in the heart of the Mission. This exceptional property features a zoning designation of R558 (Urban Residential). The Official Community Plan (OCP) allows for attached multi-unit residential developments.

This is a **COURT ORDERED SALE!** Act fast and seize the potential for lucrative development in this sought-after location. For more information and inquiries, please contact the Listing Agent.

<b>CIVIC ADDRESS</b>	7784 Dunsmuir St, Mission, BC
<b>NEIGHBOURHOOD</b>	Mission Core
<b>ZONING</b>	R558 - Urban Residential 558 Zone
<b>OCP</b>	(Attached Multi-Unit Residential)
<b>LAND SIZE</b>	3.27 Acres
<b>FSR</b>	0.5 -1.5 FSR with the provision of a Significant Community Benefit
<b>TOTAL BUILDABLE</b>	71,220 - 213,662 sqft.
<b>PROPERTY TAX (2023)</b>	\$23,561.43
<b>PRICE</b>	\$9,500,000

# DEMOGRAPHICS



Distance	1 km	2 km	3 km
<b>Population</b> (2023)	8,314	22,038	35,538
<b>Population</b> (2025)	9,030	23,841	38,518
<b>Projected Annual Growth</b> (2023 - 2025)	8.61%	8.18%	8.39%
<b>Median Age</b>	40.3	39.9	39.7
<b>Average Household Income</b> (2023)	\$111,001.07	\$109,842.27	\$112,020.31
<b>Average Persons Per Household</b>	2.8	3.0	3.1

# LOCATION

Originally inhabited by the Stó:lō First Nations people, the dynamic and rapidly growing city of Mission, BC is now home to a diverse population of over 41,000 residents.

Mission is situated on the north bank of the Fraser River, and is just 30 minutes away from the US border, making it a convenient and scenic location to start new opportunities.

This property is located in the core of historical Mission, BC. With its convenient location that's abundant in nearby amenities and served by excellent public transportation, 7784 Dunsmuir St is the ideal area for families to settle down. Situated along the Fraser River, Mission is also renowned for its scenic beauty and picturesque natural surroundings.

In addition to Lougheed Hwy providing access back to nearby cities, Mission is also served by the West Coast Express commuter train.

The Subject Property is in an R558 Urban Residential Zone.

# NEARBY AMENITIES



Subject Property

## FOOD & DRINK

- 1 Mission City Pizza
- 2 Subway
- 3 Mission Station Grill
- 4 Tim Hortons
- 5 Jimmy's Lunch Box
- 6 Rocko's 24 Hour Diner
- 7 Mission Junction Sushi

## SHOPS & SERVICES

- 1 Dollarama
- 2 Canada Post
- 3 City Hall Liquor Store
- 4 London Drugs
- 5 Canadian Tire
- 6 FreshCo Lougheed Hwy & Hwy 11
- 7 Walmart Supercentre

## PARKS & RECREATION

- 1 Mission Leisure Centre
- 2 SilverCity Mission Cinemas
- 3 Centennial Park

## EDUCATION

- 1 Ecole Des Deux-Rives
- 2 Windebank Elementary
- 3 Ecole Mission Senior Secondary School

## Khash Raeisi\*

### Founder

P: 778-987-7029

E: Khash@iciconic.com

## Sunny Bansal

### Partner

P: 778-840-2661

E: Sunny@iciconic.com

## Sukhman Virk

### Associate

P: 604-649-5482

E: Sukhman@iciconic.com

## Office

P: 778-819-2776

E: Contact@iciconic.com

W: www.iciconic.com



IPG

ICONIC  
PROPERTIES  
GROUP

### Downtown Vancouver Office

#501 - 889 W Pender Street

Vancouver, BC

V6C 3B2

### South Vancouver Office

7235 Fraser Street

Vancouver, BC

V5X 1R7

NOTHING BUT ICONIC

*\*Personal Real Estate Corporation*

Copyright © 2023 Iconic Properties Group by RE/MAX Commercial Advantage. This document has been prepared by Iconic Properties Group for advertising and general information only. Iconic Properties Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Iconic Properties Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Iconic Properties Group and/or its licensor(s).  
Copyright © 2023 Iconic Properties Group by RE/MAX Commercial Advantage.