

**#108 - 31413 GILL AVENUE  
MISSION, BC**

**FOR SALE**

**Warehouse and Office**

**IPG**

**ICONIC  
PROPERTIES  
GROUP**

**RE/MAX** COMMERCIAL ADVANTAGE



Gill Avenue

# OPPORTUNITY

Iconic Properties Group is please to showcase this opportunity to acquire unit 108 of 31413 Gill Ave, an industrial warehouse and office space. The property is located at the rear of the building with approx. 5,100 sqft of space. Mission is an up and coming area with only a 15 minute drive to the American boarder, and about 1 hour to downtown Vancouver.

# PROPERTY DETAILS

<b>CIVIC ADDRESS</b>	#108 - 31413 Gill Avenue, Mission, BC
<b>PID</b>	028-585-381
<b>UNIT SIZE</b>	5,100 sqft
<b>YEAR BUILT</b>	2011
<b>NEIGHBORHOOD</b>	Silverdale
<b>ZONING</b>	INBP1
<b>PROPERTY TAX (2021)</b>	\$14,431.05
<b>LOADING TYPE</b>	GRADE
<b>WASHROOMS</b>	2

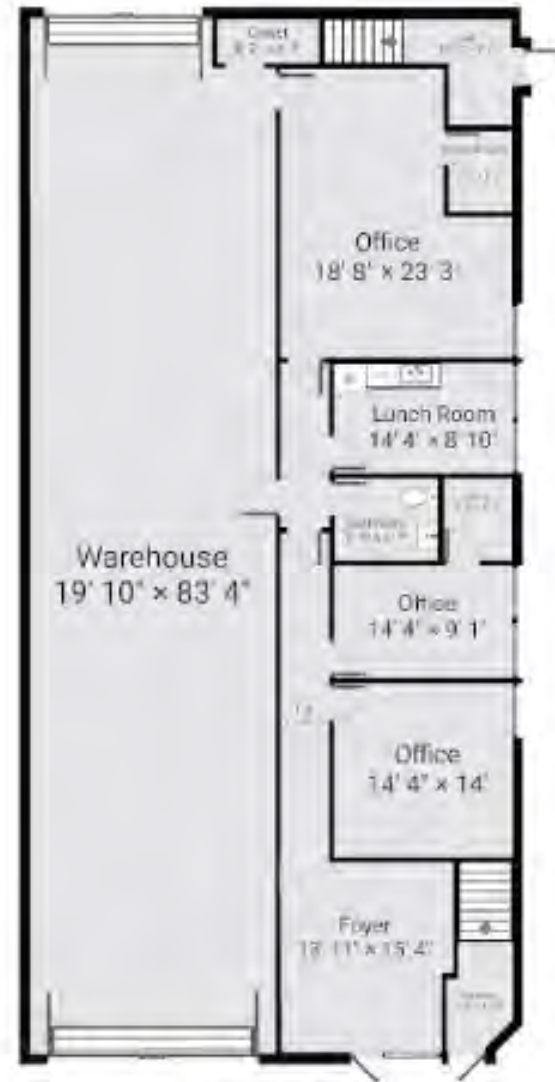
Upper Floor

1,792 SQFT



Lower Floor

3,582 SQFT



# LOCATION

This warehouse and office space is situated between Lougheed Highway and the Fraser River, just west of downtown Mission. In just a two-minute drive you can reach the Lougheed Highway intersection with Nelson Street.

The unit is located in the Silverdale Creek area, which is predominately industrial use. Zoning here is Light Industrial and more Business Park, like Strata warehousing with small owner operated businesses.

- 1 Mission Memorial Hopsital
- 2 Starbucks
- 3 Real Canadian Super Store
- 4 Walmart Supercentre
- 5 Silverdale Creek Wetlands

Bird Eye View



Subject Property

Fraser River



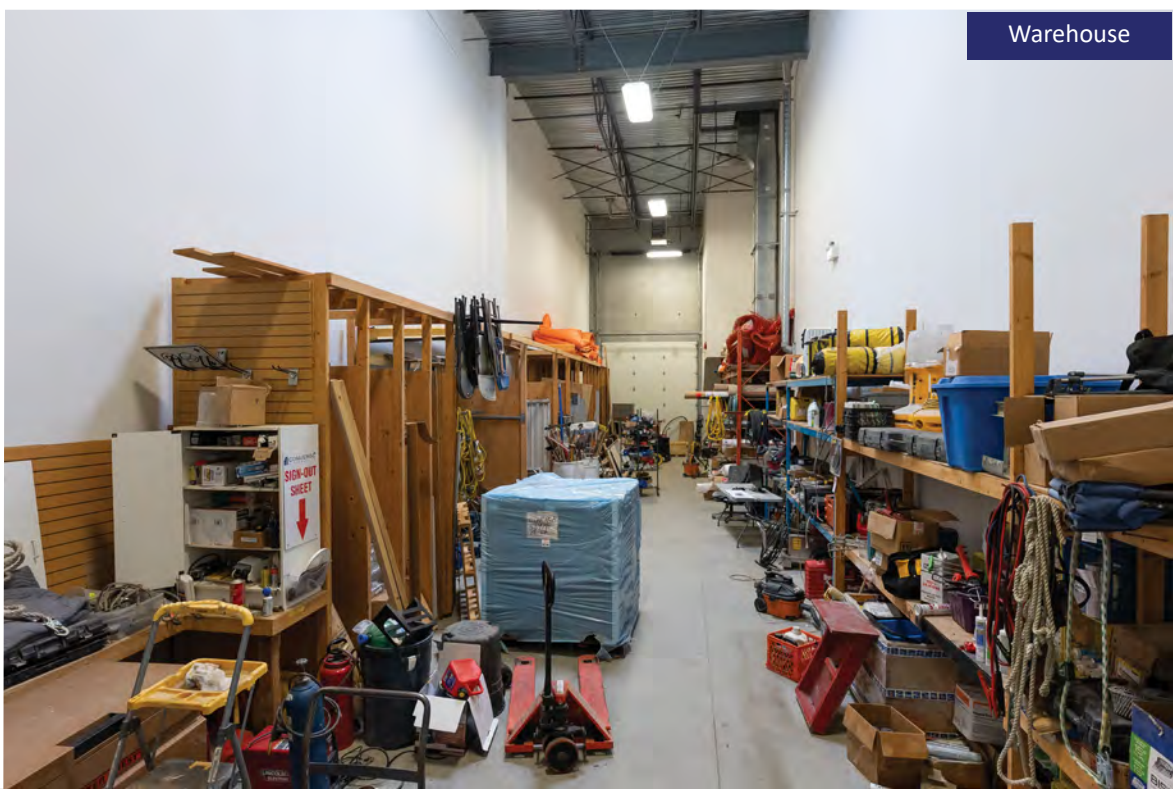
Front of Building



2nd Floor Front Office

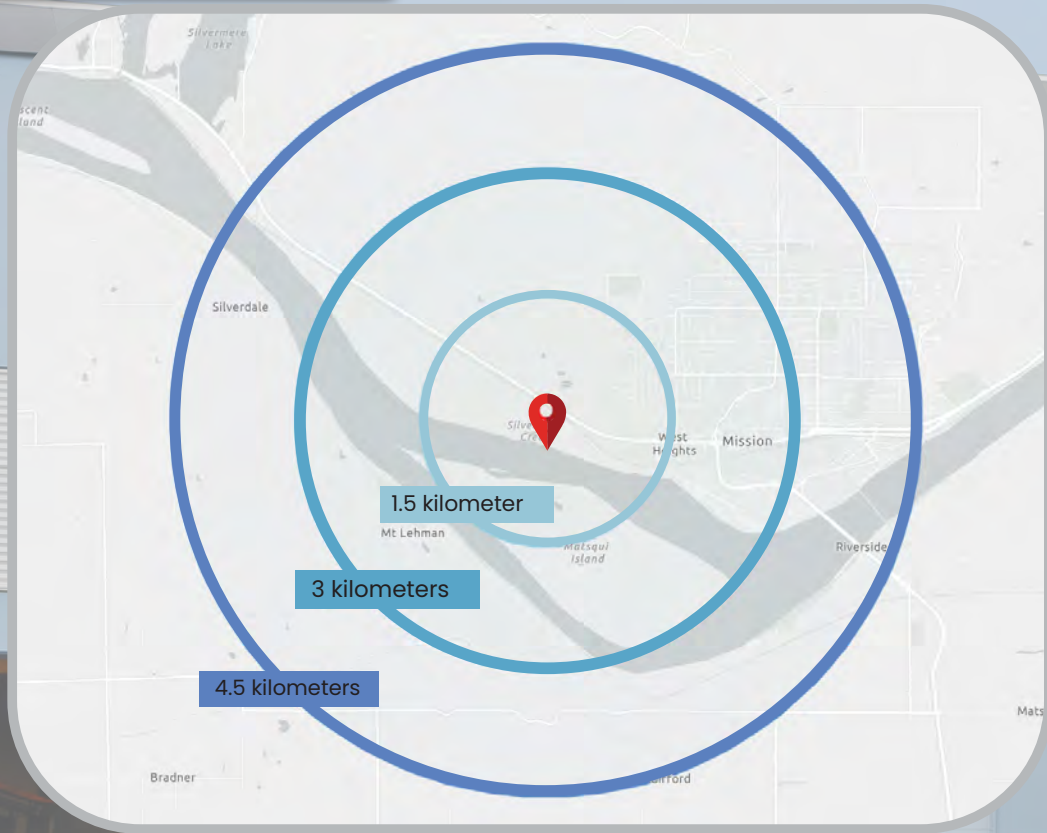


2nd Floor Office



Warehouse

# DEMOGRAPHICS



A collection of six circular icons representing different types of amenities. Each icon is accompanied by a number and a label:
 

- 8 Restaurants (spoon and fork icon)
- 2 Grocery (grocery cart icon)
- 1 Cafe (coffee cup icon)
- 1 Schools (school building icon)
- 3 Personal Services (scissors and comb icon)
- 1 Childcare (stroller icon)

	1.5 km	3 km	4.5 km
<b>Population (2021)</b>	2,325	12,937	32,258
<b>Population (2025)</b>	2,327	13,630	34,874
<b>Projected Annual Growth (2021 - 2025)</b>	0.08%	5.3%	8.1%
<b>Median Age</b>	39.3	40.1	39.0
<b>Average Household Income (2021)</b>	\$82,054	\$85,676	\$91,442
<b>Average Persons Per Household</b>	2.9	3.0	3.1

Walk Score  
**8**

Transit Score  
**0**

Bike Score  
**23**

**33,024**  
**VEHICLES PER DAY**  
Along Lougheed Highway,  
West of Highway 11

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**ICONIC  
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**Downtown Vancouver Office**

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Vancouver, BC

V6C 3B2

**South Vancouver Office**

7235 Fraser Street

Vancouver, BC

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**RE/MAX COMMERCIAL ADVANTAGE**

**NOTHING BUT ICONIC**

*\*Personal Real Estate Corporation*