



Mission On The Fraser

POWERED BY STRATA GONE



StrataGone.com

NEW MASTER PLANNED COMMUNITY

DEVELOPMENT OPPORTUNITY

For further information, please contact:

Shawn Shakibaei

604-724-9630

ShawnShakibaei@gmail.com



John Panrucker

604-230-7390

Jp.Panrucker@gmail.com



THE OFFERING

On behalf of the owners of the Strata Corporation LMS399 and The Elk Club of Mission (collectively the “Vendor”), Sutton Group 1st West Realty (the “Agent”) is pleased to offer 33336 and 33344 2ND AV, Mission (the “Property”). Covering an expansive 17,000 Sq/Ft site, existing improvements include 6 stratified units and 1 large hospitality estate. The site is exceptionally located in the heart of mission just north of Lougheed hwy overlooking the expansive Fraser river.

Opportunity for a Purchaser to construct a mixed-use, master planned community comprised of multi units.

THE OFFERING PROCESS

The Vendor is a strata corporation. Any offer to purchase all 6 strata lots and common property comprising Strata Plan LMS399 and the neighbouring building is subject to the provisions of the Strata Property Act.

All prospective purchasers will be advised of an offer submission date after an initial marketing period. Please email to indicate your interest to be notified of the submission date.

SUBMISSION GUIDELINES

The Vendor has adopted an unpriced, modified bid process. Interested parties are invited to submit an offer in the form of a Letter of Intent that addresses the requirements below:

1. Purchase Price and confirmation of the deposit’s payable for the Property;
2. Name of the prospective Purchaser(s) and contact information;
3. Terms and conditions of closing;
4. Schedule of timing and events to complete Closing and;
5. Confirmation that the Property is being purchased on an “as-is” basis

PROPERTY SUMMARY

ADDRESS	33336 and 33344 2ND AV, Mission
YEAR BUILT	1993
CURRENT IMPROVEMENTS	6 stratified units and 1 large hospitality estate
SITE SIZE & DIMENSIONS	17,000 Sq/Ft (Approx)* 39 Meters (128 Ft) West to East. 41 Meters (134 Ft) South to North

*All measurements are approx. & Subject to verification by the Purchaser

CURRENT ZONING	DT1(Mission City Downtown One)
OCP LAND USE DESIGNATION	Mission City Downtown
LOT COVERAGE	100% Under existing zoning
LIST PRICE	BID PROCESS

LOCATION OVERVIEW

The offering provides an exceptional opportunity to acquire a large-scale trophy redevelopment site, currently improved with a stratified complex comprising 6 units and a free-standing building. The property sits on an expansive 17,000 SF rectangular shaped site located in The District of Mission. Nestled on a southern coastal mountain slope, overlooking the lush valley of the mighty Fraser River. Mission was founded in 1892, and today this rapidly growing and dynamic centre is home to a population pushing towards 50,000. In 2016 Mission had the 2nd highest growth in BC. Ideally situated, Mission is just a 20-minutes drive from the US border, and approximately 70 kilometres east of the City of Vancouver. Mission is surrounded by the incredible beauty of mountainous vistas and natural forest settings. Climate is warm in the summer and mild and wet in the winter. Flowers bloom most of the year, as the area is naturally hospitable to a wide variety of plant life and vegetation. Topographically, Mission enjoys an immense variation of hillsides and gullies which maintain natural neighbourhood enclosures, spectacular views, and a sense of permanence. Mission enjoys rich history and a strong sense of community while also retaining the benefits of READY ACCESS TO THE GREATER VANCOUVER AREA

The municipality has an open and welcoming attitude to its citizens and businesses, new residents, investors and visitors alike. Come and see for yourself why Mission is “the Jewel in the Valley”.



Estimated Population

43,000



Projected Population

Over 2.5% to 3%



Median Age

40.9



Average Household Income

\$80,000



Vacancy Rate

1.3%

CONNECTIVITY



Easy access to Major routes to Vancouver and also Harrison and Hope Lougheed highway is a major highway with direct access to Metro Vancouver 15 minute drive to the Freeway with access to Vancouver.39 minute drive to Harrison Hot springs.



Steps to Major Bus route and also West Coast Express



Quick access to Metro Vancouver via WEST COAST EXPRESS 15 minute drive to major shopping in Abbotsford Minutes to Hemlock Valley for the Skiers



Recreation abounds in the Mission area Close to numerous Lakes for camping , fishing and hiking.

OFFICIAL COMMUNITY PLAN

Mission City Downtown

Mission will support a range of densities within the Mission City Downtown Boundaries. Mission City Downtown consists of the following characteristics:

- Multi-storey mid- and high- rise buildings
- Ground-oriented commercial uses with entries and glazing oriented to the sidewalk
- Residential and office spaces on upper floors
- Service and parking access from the rear of buildings
- Refer to DPA guideline

Development guidelines

Lot coverage	100%
Services	Currently within 1-meter depth
Height	Up to 125 Feet
FSR	4.5 plus bonus density (Mid-rise)





DEVELOPMENT POTENTIAL AND VISION.

A developer will have the opportunity to be one of the **FRONT RUNNERS** in Downtown Mission to develop a unique community. The redevelopment of this site is an exciting opportunity for a developer to acquire and develop a strategic site with a stand-alone master planned community in the heart of one of the more sought after markets in Metro Vancouver knowing that once this site is developed, this model will be followed by others.

A future site-specific Zoning could be supported by the City of Mission. The City would also consider the incorporation of rental, affordable rental and special needs housing, in exchange for additional density.

StrataGone.com

CONTACT



Shawn Shakibaei

604-724-9630

ShawnShakibaei@gmail.com



John Panrucker

604-230-7390

Jp.Panrucker@gmail.com



Sutton Group 1st West Realty • 118-3030 Lincoln Ave, Coquitlam