

FOR SALE



MISSION | DOWNTOWN

MEDIUM DENSITY DEVELOPMENT SITE

33340 & 33348 3rd Avenue, Mission, BC

Ari Gelmon PREC*
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arigelmon@londonpacific.ca

LONDON
PACIFIC

OPPORTUNITY OVERVIEW

London Pacific is pleased to present the opportunity to acquire a two-lot land assembly located at 33340-33348 3rd Avenue in the downtown core of Mission, B.C. The site is currently improved with two structures, one consisting of a multiplex and the other a duplex, providing supplementary holding income while rezoning and development permits are approved. The offering also benefits from being under 300M away from the West Coast Express making it a designated transit-oriented site.

SALIENT DETAILS

Address

33340 & 33348 3rd Avenue,
Mission, BC

PID

012-413-054 & 015-587-304,
012-413-135

OCP

Mission City Downtown

Gross Site Area (SQFT)

13,912 SQFT

Current Zoning

MD465

Gross Taxes (2024)

\$7046.32

For Sale Price

\$3,150,000



| | | | | | | | |
|----------------|------------------|-------|-------|-------|-------|-------|--------------|
| 3 | 3 | 3 | 3 | 3 | 3 | 3 | 7411 |
| 3RD AVE | | | | | | | |
| 111 Ft | | | | | | | |
| 7386 | 125 Ft | 33340 | 33348 | 33354 | 33362 | 33370 | 7395 |
| | | | | | | | 7373 7371 |
| 7364 | 33345A 33345B | | | 33359 | 33371 | | |

33340 3RD AVENUE, MISSION BC

| | |
|-------------------------------|---|
| Address: | 33340 3rd Ave |
| PID: | 012-413-054 |
| OCP: | Mission City Downtown |
| Gross Site Area(SQFT): | 9150 |
| Legal Description: | LOT 5 BLOCK 81 DISTRICT LOT 411 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1900 |
| Current Zoning: | MD465 |
| Year Built: | 1960 |
| Gross Taxes (2024): | \$3767.07 |



33348 3RD AVENUE, MISSION BC

| | |
|-------------------------------|---|
| Address: | 33348 3rd Ave |
| PID: | 015-587-304 |
| OCP: | Mission City Downtown |
| Gross Site Area(SQFT): | 4762 |
| Legal Description: | LOT 1, PLAN NWP83933, DISTRICT LOT 411, GROUP 1, NEW WESTMINSTER LAND DISTRICT |
| Current Zoning: | MD465 |
| Year Built: | 1990 |
| Gross Taxes (2024): | \$3279.25 |





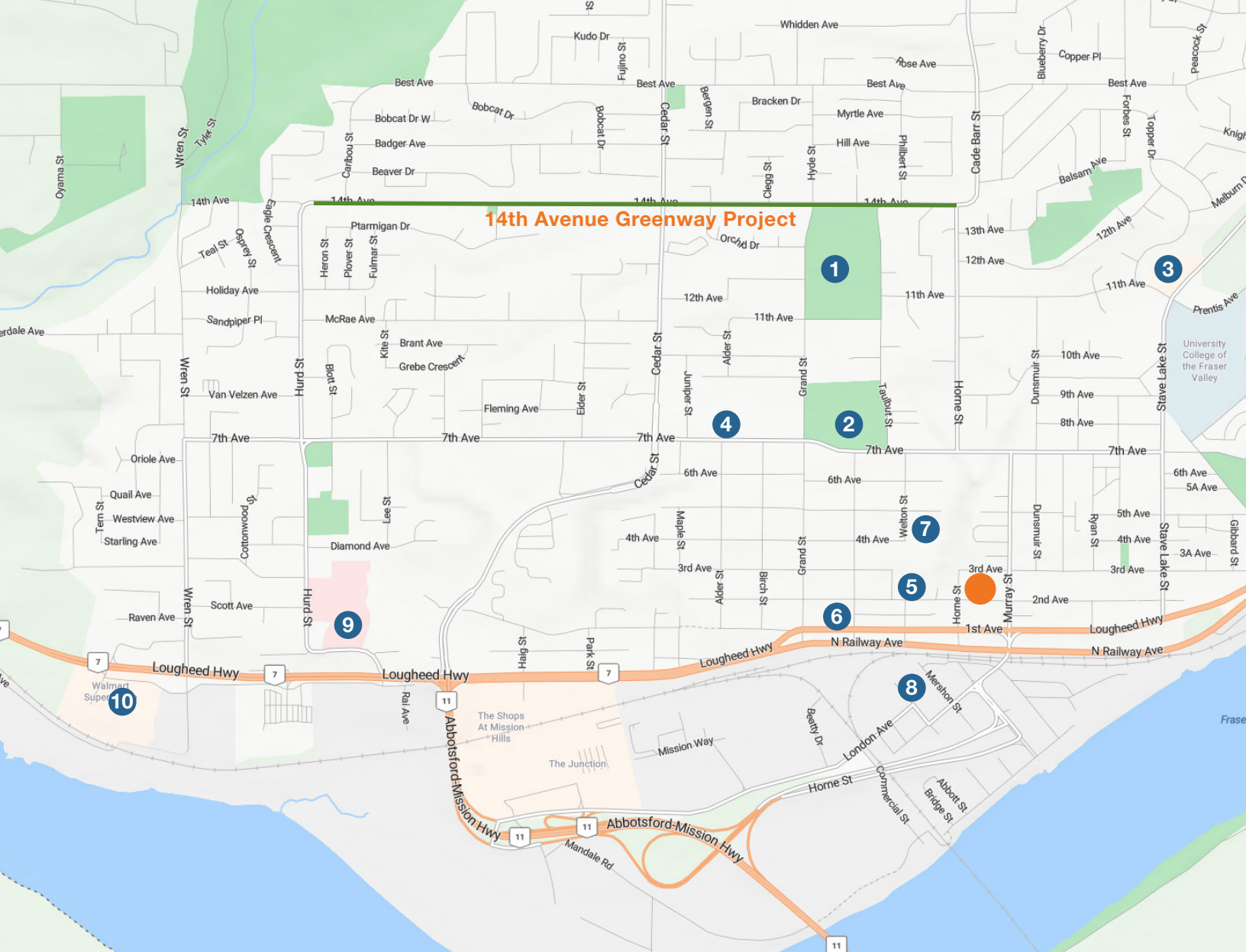
OPPORTUNITY HIGHLIGHTS

- + 13,912 Square Foot Development Site in downtown core of Mission, B.C.
- + Designated as high-density under official community plan and designated as a transit-oriented area under Bill 47
- + Long list of recent consultant work paid for by current owner
- + Over \$85,500 gross annual revenue providing holding income during rezoning process

LOCATION

Discover the charm of Mission, B.C., a vibrant community nestled in the scenic Fraser Valley, just 70 kilometers from Vancouver. Known for its affordable housing options, Mission offers a high quality of life with excellent schools, accessible healthcare, and a wealth of recreational activities. Residents enjoy beautiful parks, hiking trails, and a friendly, community-oriented atmosphere, making it an ideal place for families, retirees, and outdoor enthusiasts. With convenient transportation links and a thriving local culture, Mission is the perfect blend of natural beauty and modern living.





LEGEND

- 1** CENTENNIAL PARK
- 2** MISSION LEISURE CENTRE
- 3** HERITAGE PARK MARKETPLACE
- 4** ÉCOLE MISSION SENIOR SECONDARY SCHOOL
- 5** MISSION LIBRARY

SUBJECT SITE

- 6** MISSION DOWNTOWN
- 7** MISSION CENTRAL ELEMENTARY
- 8** MISSION CITY STATION
- 9** MISSION MEMORIAL HOSPITAL
- 10** WALMART

Greenway Project

- Upgraded Watermain and drainage.
- Multi-use pathway (south side)
- Improved sidewalk and connectors (north side)
- Curb bulges, parking pockets and enhanced boulevard improvements.
- Pavement, road markings and intersection improvements at Caribou Street
- Street lighting and buried conduit installation

ARI GELMON PREC

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PACIFIC**

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