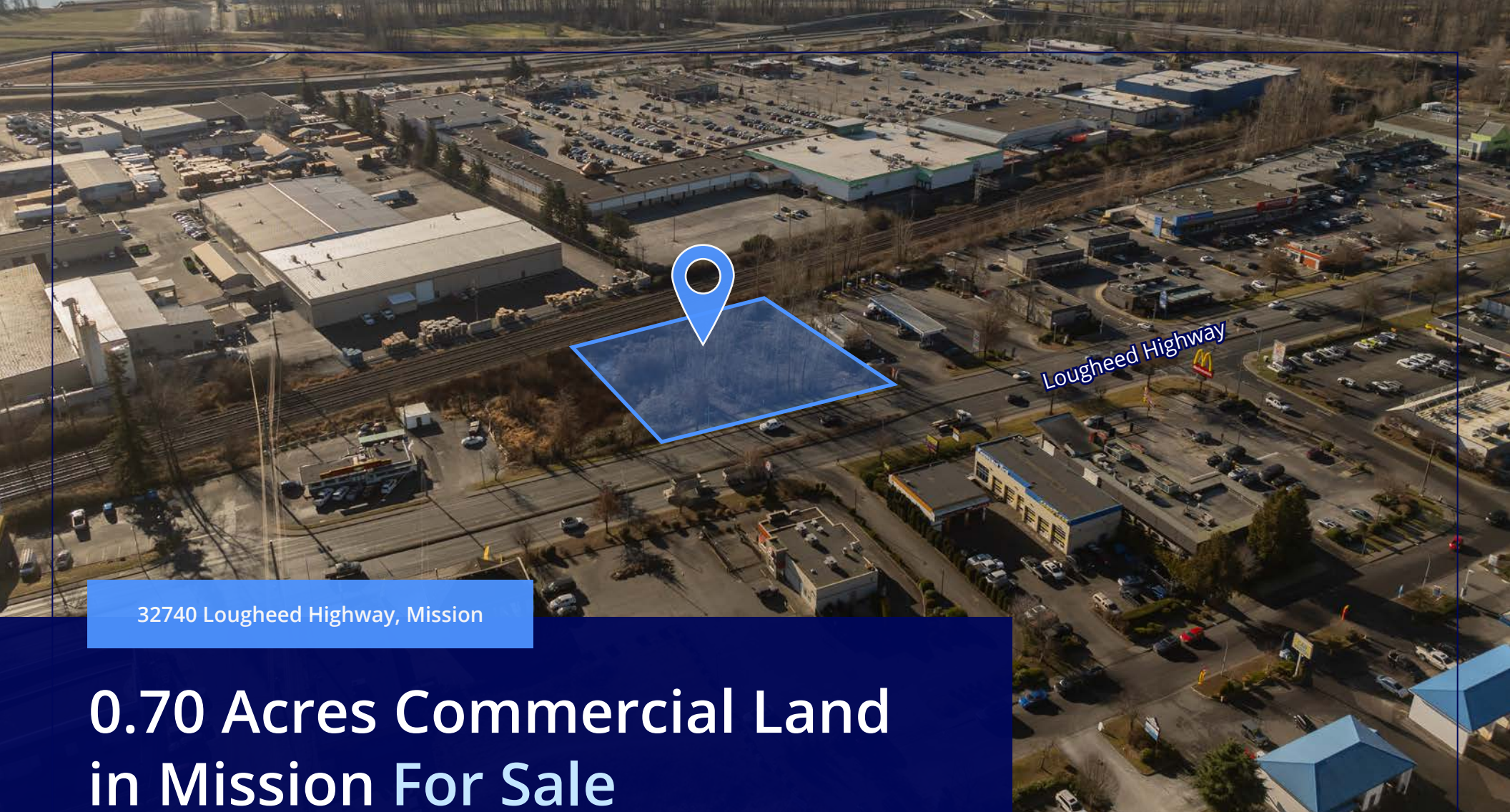




32740 Lougheed Highway, Mission

# 0.70 Acres Commercial Land in Mission For Sale

Prime commercial development site in central Mission on Lougheed Highway

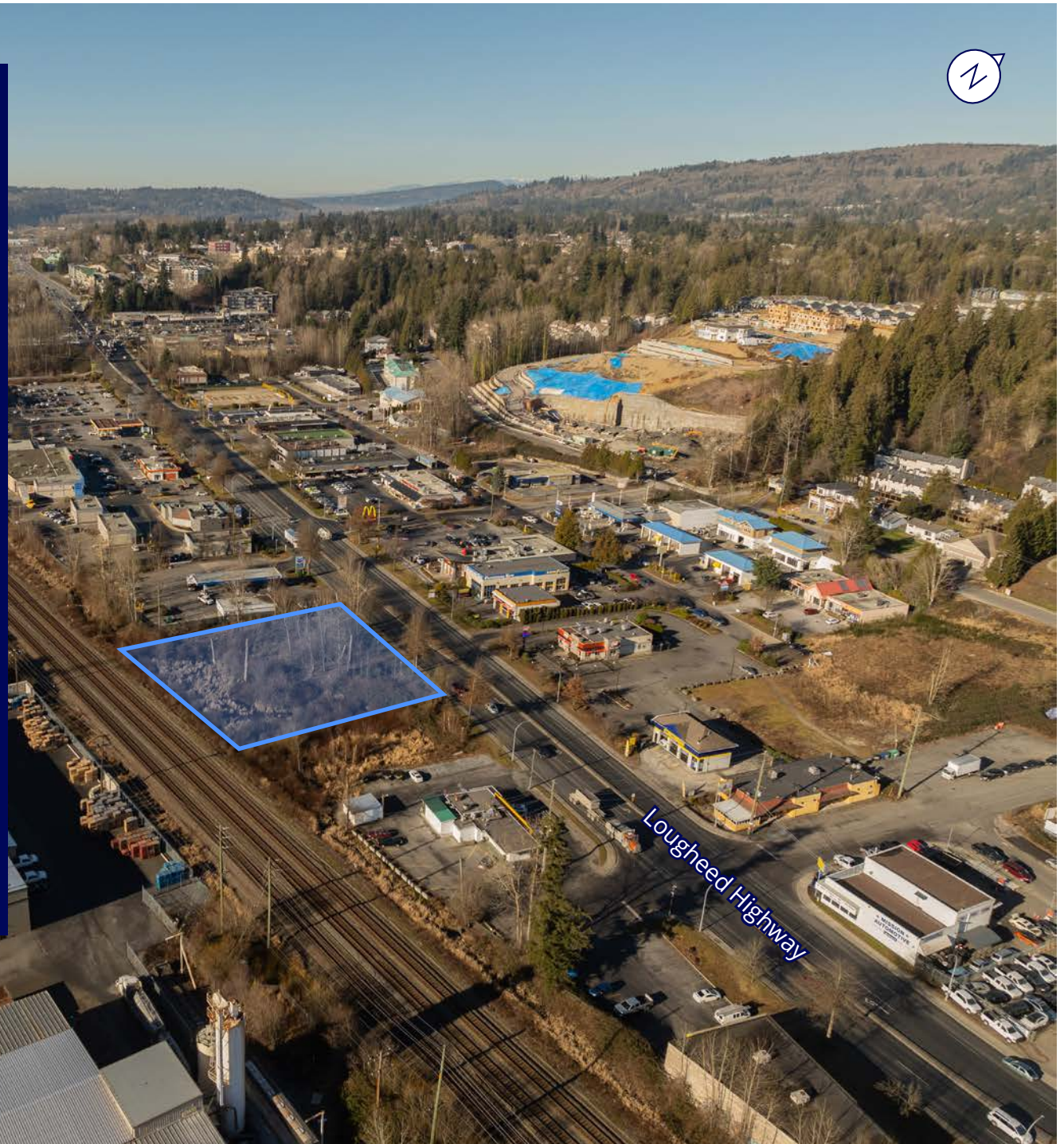
Pat Phillips  
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+1 647 464 3618  
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# Property Overview

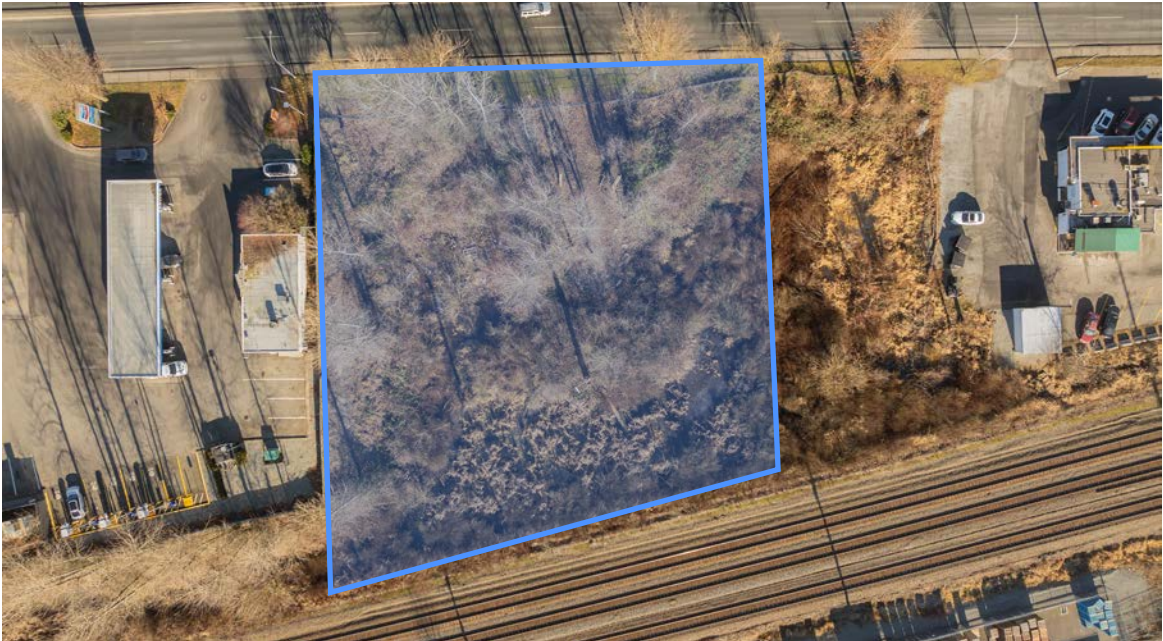
Opportunity to purchase a 0.70 acre commercial development site on Lougheed Highway in the scenic community of Mission. The site is zoned Commercial Highway Zone 2 which permits a large variety of uses including retail, commercial and service.

With close proximity to major routes and exposure on Lougheed Highway, the property is centrally located in Mission and a 20 minute drive from the US border.



# Property Overview

|                       |                                                                                                            |
|-----------------------|------------------------------------------------------------------------------------------------------------|
| Civic Address         | 32740 Lougheed Highway,<br>Mission, BC                                                                     |
| Legal Description     | PID: 009-740-252<br>BLOCK "J" DISTRICT LOT 165<br>GROUP 3 NEW WESTMINSTER<br>DISTRICT PLAN 12788           |
| Site Size             | 0.70 acres                                                                                                 |
| Zoning                | CH2<br>Commercial Highway Two                                                                              |
| Features & Attributes | <ul style="list-style-type: none"><li>• Development Potential</li><li>• Easy access to amenities</li></ul> |
| Price                 | \$1,100,000                                                                                                |
| Property Taxes (2024) | \$25,608.93                                                                                                |



An aerial photograph of an industrial district. A large, rectangular, blue-outlined vacant lot is the central focus. The lot is surrounded by various industrial buildings, parking lots filled with cars, and railway tracks. The text 'Lougheed Highway' is written diagonally across the lower right portion of the image. The Colliers logo is in the top right corner.

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32740 Lougheed Highway, Mission

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