

FOR SALE

NAI Commercial

2.12 ACRES | MISSION DEVELOPMENT SITE



32941 SYLVIA AVENUE, 32957 SYLVIA AVENUE, 32971 SYLVIA AVENUE MISSION, BC

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*Personal Real Estate Corporation

32941, 32957 & 32971 Sylvia Avenue,
Mission, BC

Salient Facts

Site Area (Acres)

32941 Sylvia Avenue	0.713
32957 Sylvia Avenue	0.704
32971 Sylvia Avenue	0.703
Total	2.12 Acres

Site Area (SF)

32941 Sylvia Avenue	31,058.28
32957 Sylvia Avenue	30,666.24
32971 Sylvia Avenue	30,622.68
Total	92,347.20 SF

Gross Taxes

32941 Sylvia Avenue	\$5,185.39
32957 Sylvia Avenue	\$5,589.49
32971 Sylvia Avenue	\$6,301.66
Total	\$17,076.54

PIDs

32941 Sylvia Avenue	005-316-642
32957 Sylvia Avenue	001-643-053
32971 Sylvia Avenue	005-468-035

Legal Description

32941 Sylvia Avenue
 LOT 46 SECTION 28 TOWNSHIP 17 NEW
 WESTMINSTER DISTRICT PLAN 56771
 EXCEPT PART IN PLAN EPP31841

32957 Sylvia Avenue
 LOT 46 SECTION 28 TOWNSHIP 17 NEW
 WESTMINSTER DISTRICT PLAN 56771
 EXCEPT PART IN PLAN EPP31841

32971 Sylvia Avenue
 LOT 47 SECTION 28 TOWNSHIP 17 NEW
 WESTMINSTER DISTRICT PLAN 56771,
 EXCEPT PLAN EPP31835

Price

Contact Listing Agent

Opportunity Highlights

- ▶ Unique opportunity to acquire 2.12 acres of prime development land
- ▶ Excellent projected holding income (+\$180,000 Annually)
- ▶ Site at grade and without Environmentally Sensitive Areas
- ▶ Located in one of the BC's most affordable and fastest growing housing markets
- ▶ 15 minutes from US Border and 1 hour from Vancouver
- ▶ City of Mission is supportive of the accelerated development of properties

Zoning & OCP

OCP:	Urban Residential – R930
Zoning:	Suburban 20 – S20
Density:	0.75 FSR, 3 Storeys
Phasing:	Phase 1 Development Boundary Development can currently proceed
Cedar Valley:	Not in ALR

May Include:

- I. Single Family Dwelling;** or
- II. Duplex,** where municipal water and sanitary sewer is available; or
- III. Triplex,** where municipal water and sanitary sewer is available; or
- IV. Fourplex,** where municipal water and sanitary sewer is available; or
- V. Infill Townhouse,** where municipal water and sanitary sewer is available

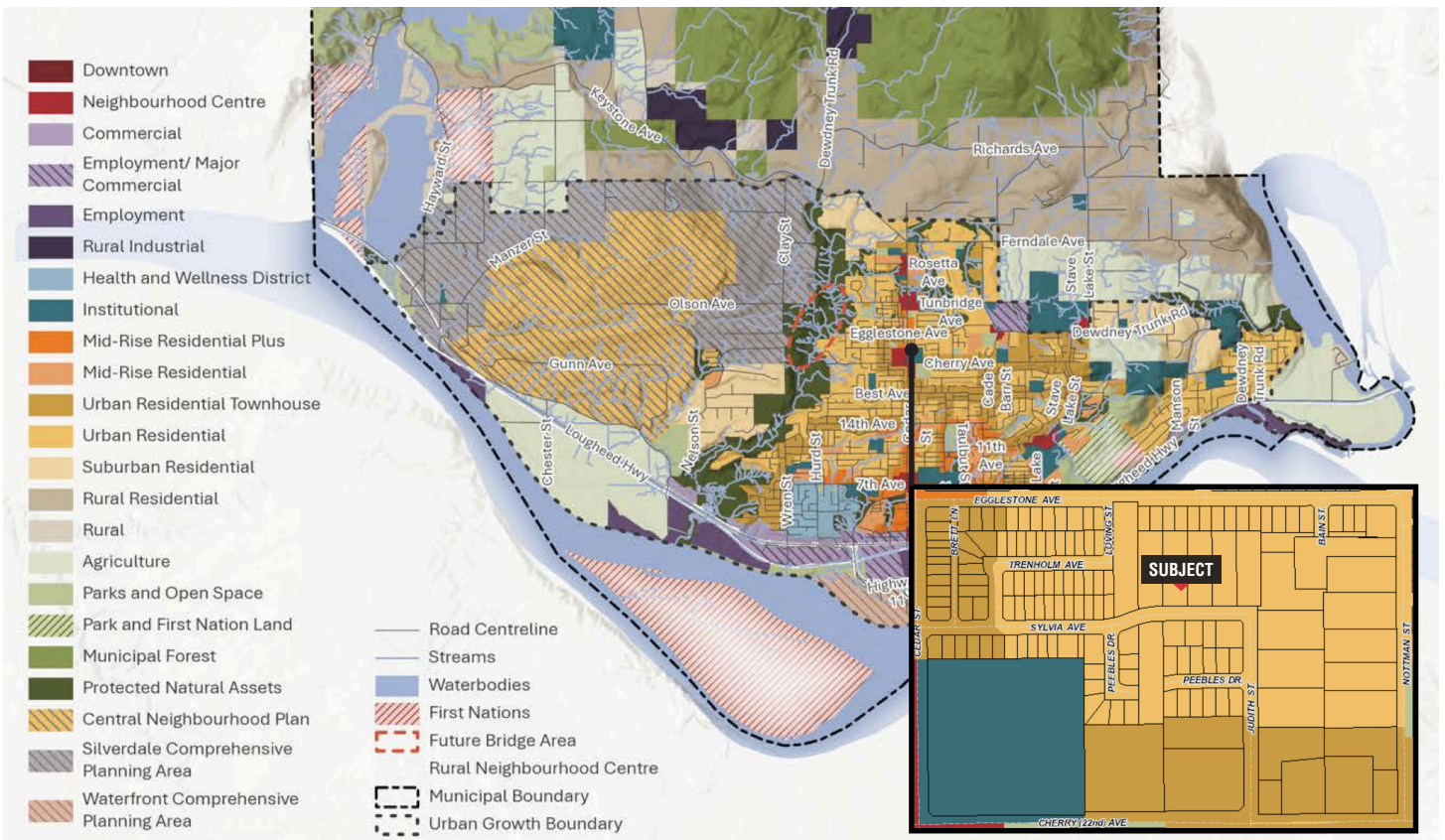
Potential Development Option



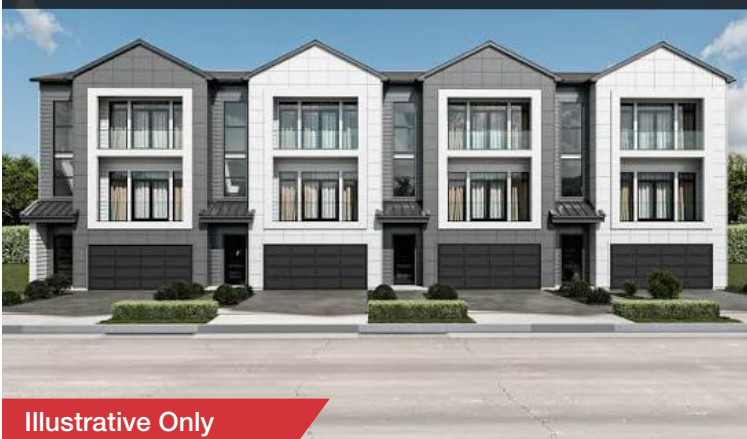
Mission OCP Land Use

Urban Residential

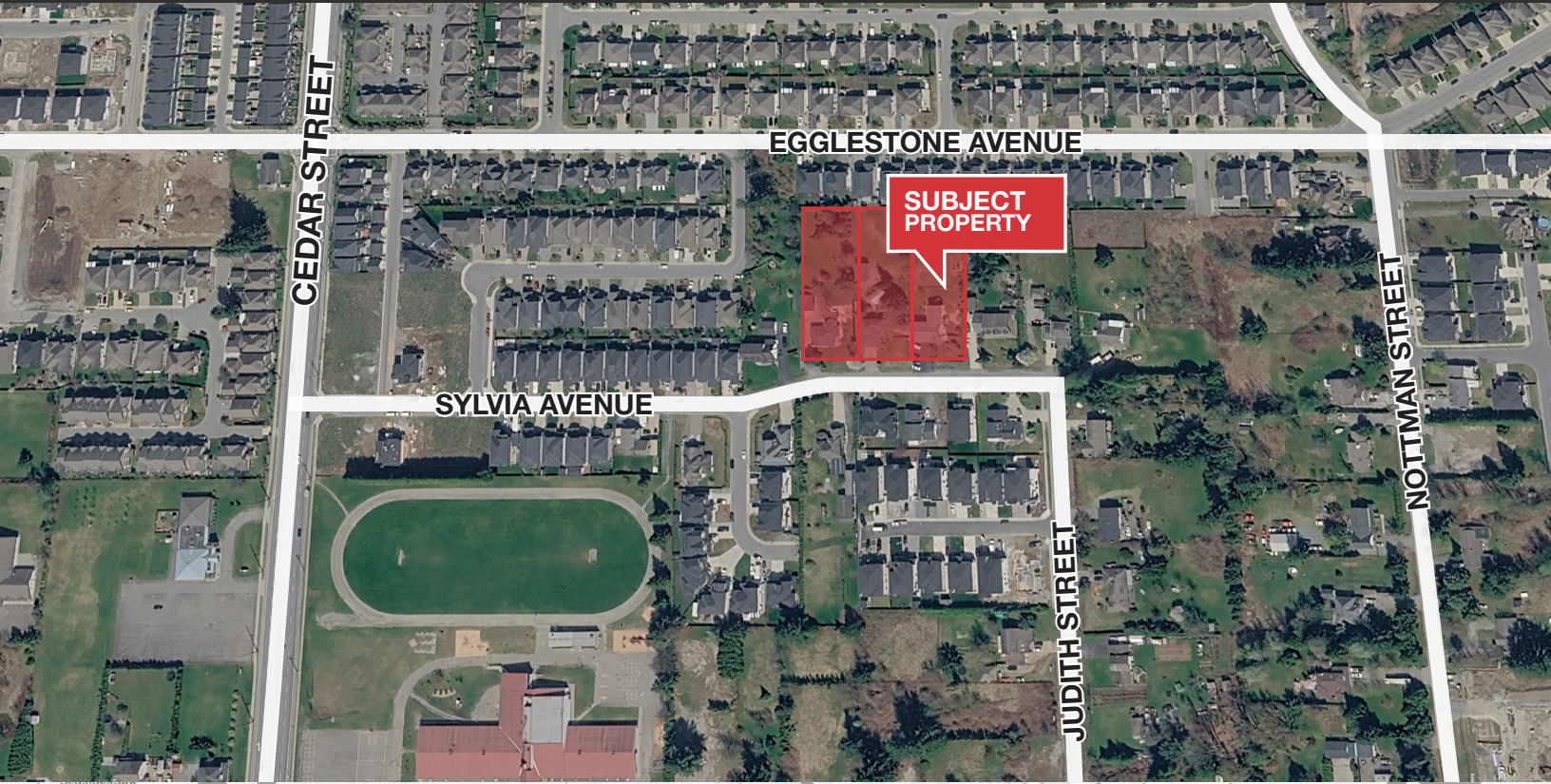
The Urban Residential designation permits a variety of principal residential uses including single family dwelling, a duplex, triplex, fourplex or infill townhouse. Also, this OCP designation provides an additional mix of principal and accessory dwelling units with the goal of supporting housing affordability, understanding that engineering infrastructure is required to support increased development densities, as noted in provincial housing legislation. This OCP designation allows a variety of 'small-scale, multi-unit housing' (SSMUH) building types that includes secondary suites, coach houses and garden cottages as accessory dwellings in compliance with requirements established by the provincial government through legislation. Uses that align with the new housing legislation and Mission's Zoning Bylaw include duplexes, triplexes, fourplexes, and infill townhouses.



Potential Development Options



Illustrative Only



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