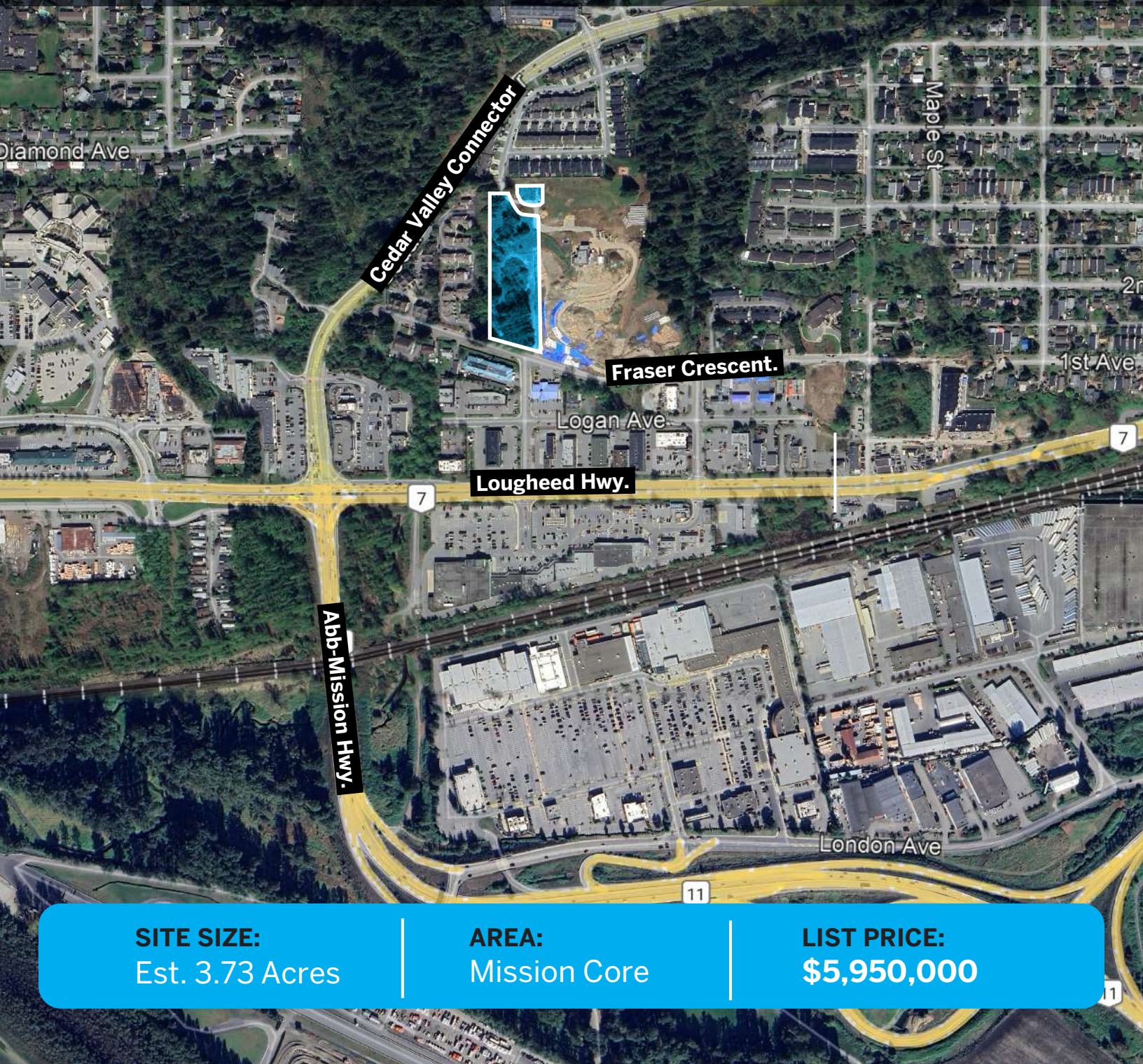


32551 Fraser Cres, Mission

Future Infill Mid-Rise Development Site (Up to 3.0 FAR)



SITE SIZE:

Est. 3.73 Acres

AREA:

Mission Core

LIST PRICE:

\$5,950,000

PROPERTY DESCRIPTION

CIVIC ADDRESS: 32551 Fraser Cres, Mission, BC
SIZE: Est. 3.73 Acres
PROPERTY TAXES: \$33,548.96
LIST PRICE: **\$5,950,000**

OPPORTUNITY:

- This is a 3.73-acre Infill Mid-Rise Residential development site in the Mission Core OCP. See page 4 for the map & zoning description.
- The designation provides for density of up to 3.0 FAR. Based on preliminary planning assumptions, this could accommodate approx. 300,000 GBSF.
- Theoretical Density Options as per below:

01 100% TOWNHOMES

+/- 50 Townhomes

02 MIXED-DENSITY HOUSING

+/- 16-20 townhomes on the Northern portion
+/- 160-200 apartments along the Southern Fraser Cres frontage

03 SENIORS HOUSING

Seniors/age restricted mixed use development

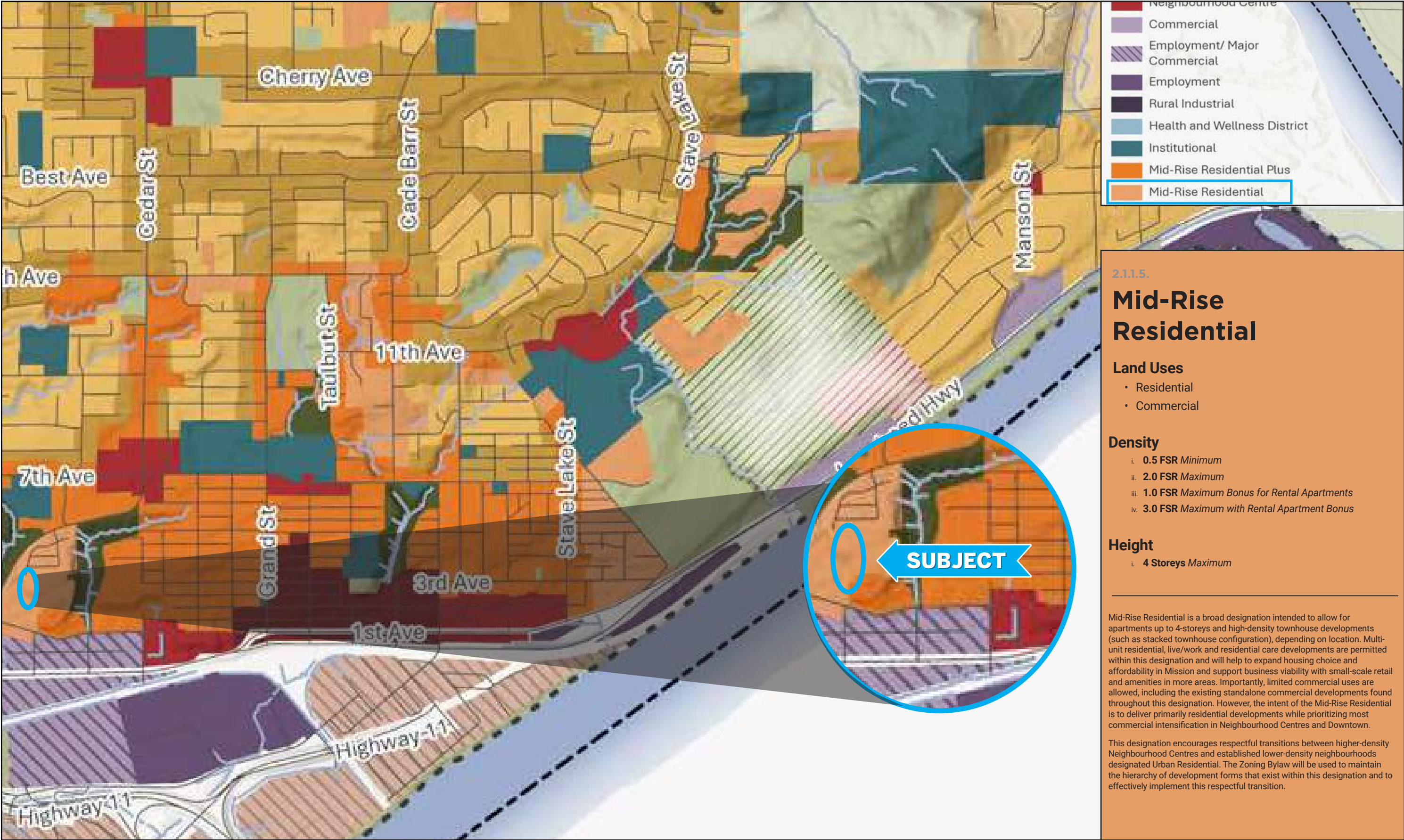
NOTE: There is a discrepancy in the reported parcel size. The tax report indicates 3.49 acres, while some sources show 3.73 acres. Buyer & buyer's agents are advised to verify the site area independently.

LOCATION:

- Located in the strategic core of Mission, the property offers immediate access to Lougheed Highway and seamless connectivity via the Abbotsford-Mission Highway. High visibility and significant local traffic ensure future success for the community.
- Proximity to essential services: Mission Memorial Hospital, downtown shops, dining, and professional services are all within close proximity. Excellent connection to public transit networks, reducing reliance on vehicles.

BUYER DUE DILIGENCE: This property is offered for sale on an "as is, where is" basis. The Seller and the Seller's agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, zoning, environmental condition, structures, systems or services. Buyers and their agents must independently verify all information and complete all inspections and due diligence they consider necessary before entering into a binding agreement. This disclaimer is subject to all disclosure obligations required by law.

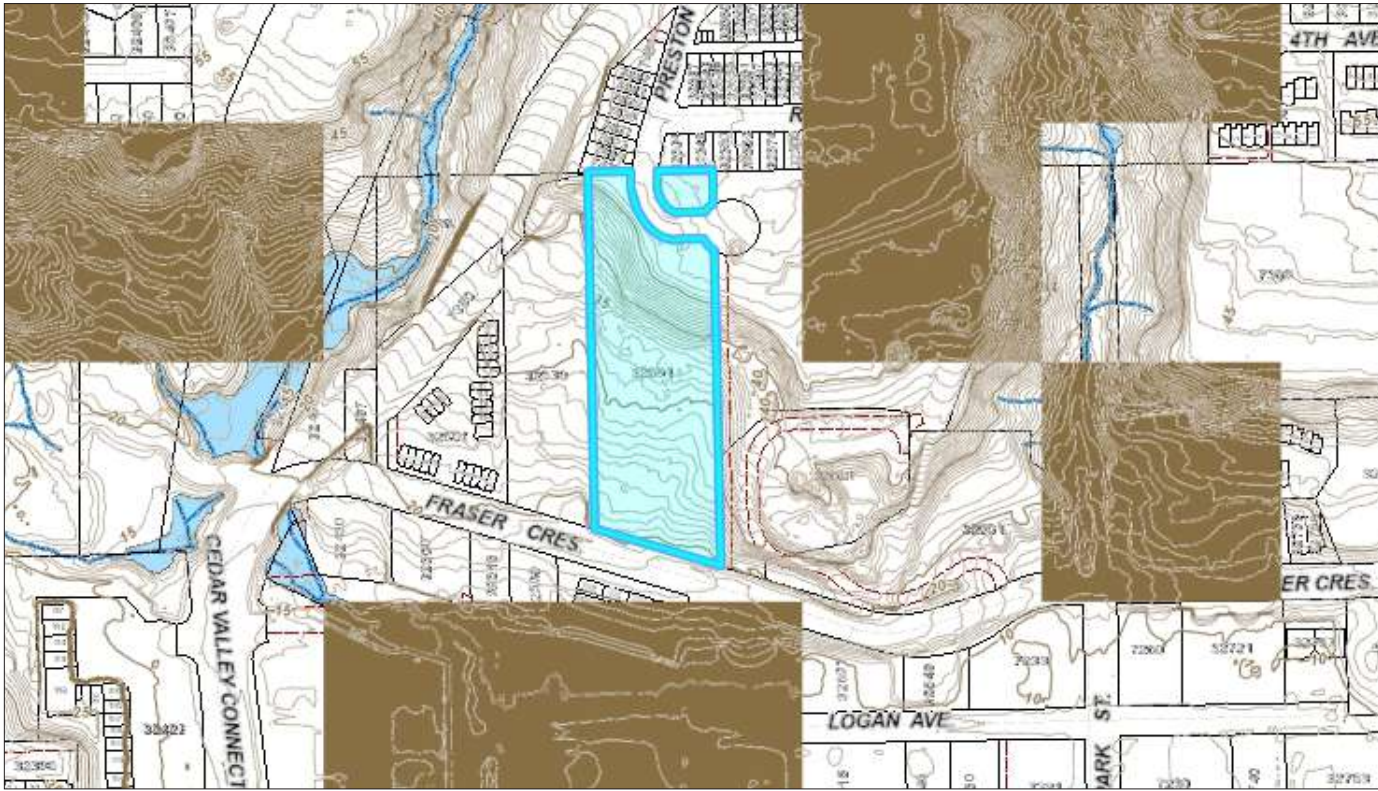




AERIAL VIEW



LEGAL VIEW

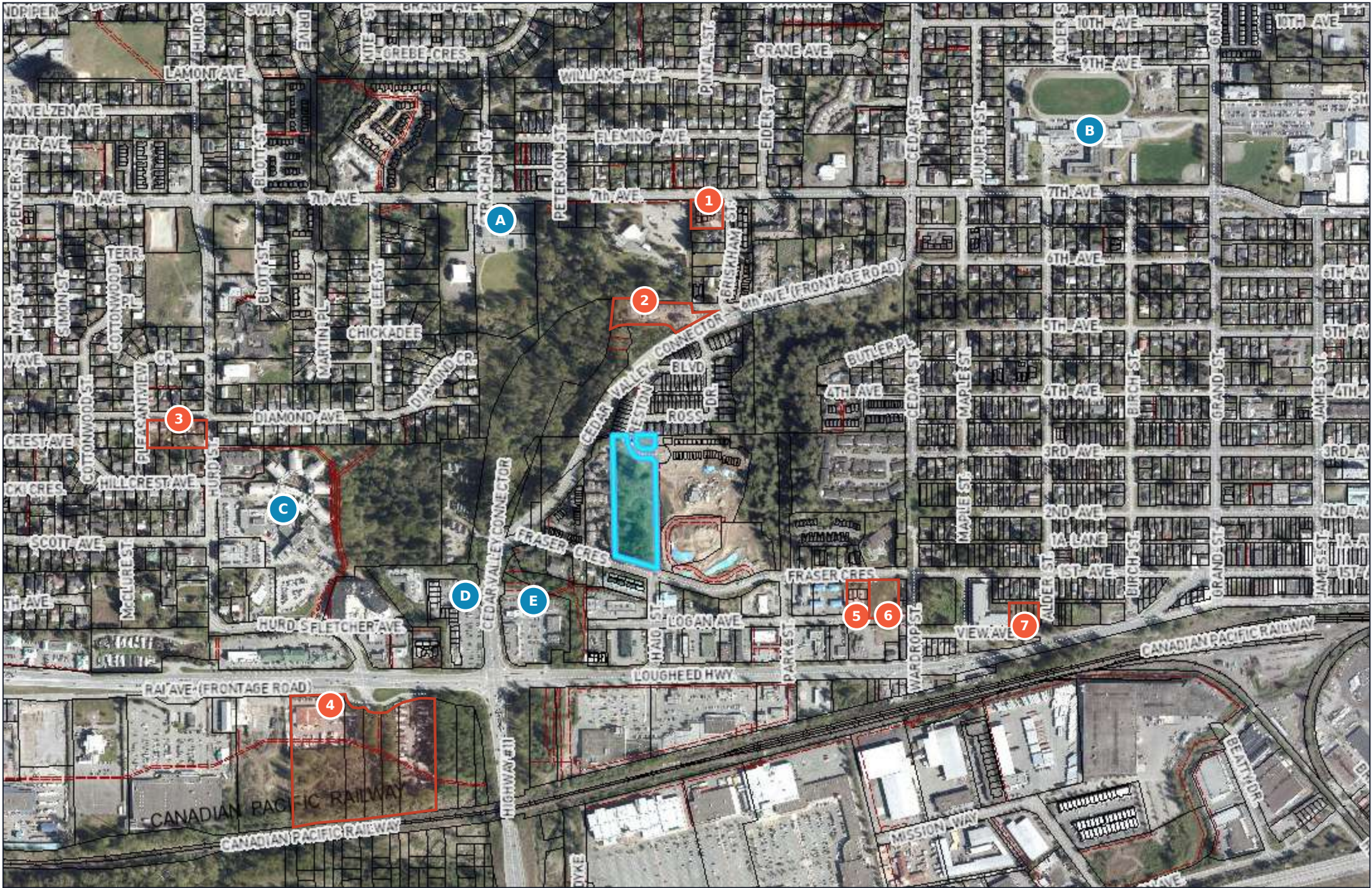


TOPOGRAPHY



DIMENSIONS





DEVELOPMENT APPLICATIONS

- NUMBERED SITES ON MAP**
Orange shading identifies each site.
- 1 50 Apartment Units
 - 2 Strata Conversion of 19 Existing Townhome Units
 - 3 Consolidation of 4 Lots
 - 4 Mixed Use with Park Space
 - 5 Rezoning from RR7 to RR7s
 - 6 107 Residential Units
 - 7 Proposed Multi-Family Development

AREA AMENITIES

- A** Fraserview Elementary
- B** Ecole Mission Secondary
- C** Mission Memorial Hospital
- D** Mission Gateway
 - Prospera
 - Gateway Dental Animal
 - Hospital Sushi Tie
 - Cedar Valley Massage
- E** Mission Common
 - Rexall
 - Tim Hortons Panago
 - Burger King
 - Westland Insurance

Locations are approximate and shown for context.

What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

