

LOUGHEED HWY

31275 Gill Ave, Mission

100% Serviced Industrial Site



SITE SIZE:
5.08 Acres

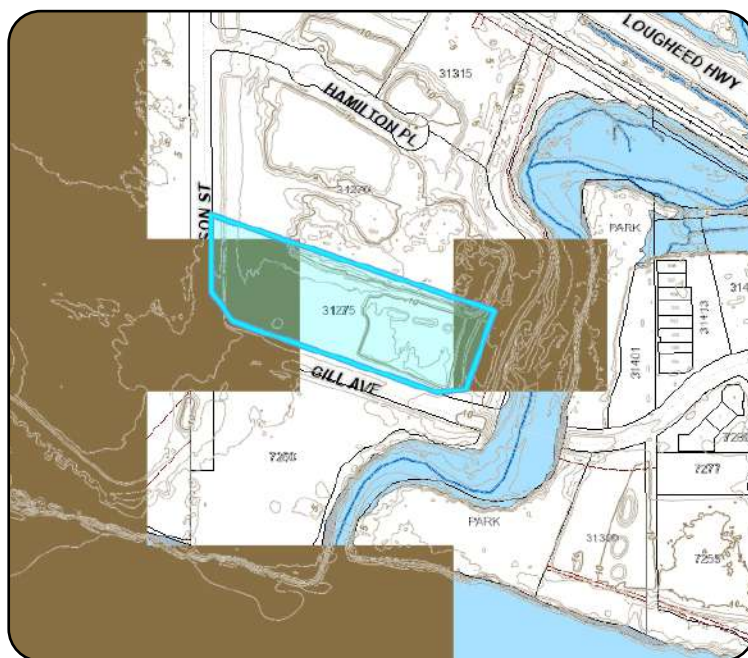
ZONING:
INBP1

LIST PRICE:
\$6,500,000

AERIAL



TOPOG



PROPERTY DESCRIPTION

CIVIC ADDRESS:	31275 Gill Ave, Mission
SIZE:	5.08 Acres
PROPERTY TAXES:	\$169,401.86
BC ASSESSMENT:	\$11,492,000
PRESENT ZONE:	INBP1 (Industrial Business Park Zone)
LIST PRICE:	\$6,500,000

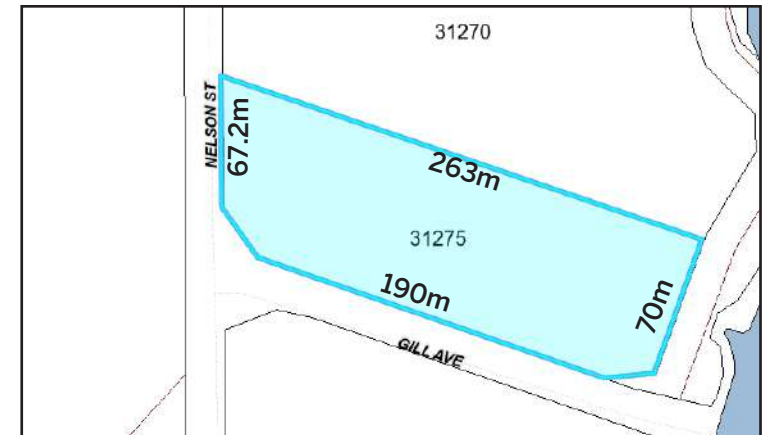
OPPORTUNITY:

- 100% serviced industrial site with all offsite works completed, including curbs, gutters, street lighting and road services.
 - Vacant site with no existing buildings, allowing flexibility in future site planning.
 - Zoned INBP1 – Industrial Business Park One supporting:
 1. Warehousing, light manufacturing, general office and other permitted business uses.
 2. Accessory outdoor storage permitted up to 25% of net lot area, subject to applicable zoning requirements.
- See page 3 for full zoning description.
- Corner site with frontage on Gill Ave and Nelson St, providing convenient connections to Lougheed Highway.
 - Located within Mission's industrial area, with regional connections to Abbotsford, Maple Ridge and Metro Vancouver.

AERIAL VIEW



DIMENSIONS



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.

PRESENT ZONING (INBP1)

SECTION 1501 INDUSTRIAL BUSINESS PARK ZONES INBP1

Industrial Business Park One Zone INBP1

A. Zone Intent

1. The intent of the **INBP1** Zone is to provide for **Industrial Uses** in an industrial business park setting on a **Lot** designated **Industrial**. The uses permitted within the **INBP1** Zone shall be carried out such that all industrial activities shall be in an enclosed **Building**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **INBP1** Zone:

- a. **Food and Beverage** limited to:
 - i. **Restaurant (Minor)**.
- b. **Industrial** limited to:
 - i. **Auction-Wholesale**,
 - ii. **Industry (Light)**,
 - iii. **Industry (Light Manufacturing)**,
 - iv. **Industry (Transportation)**,
 - v. **Recycling Depot**, and
 - vi. **Warehouse**.
- c. **Institutional** limited to:
 - i. **Education Facility**, and
 - ii. **Artisan Studio**.
- d. **Office** limited to:
 - i. **Office (General Use)**.
- e. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
- f. **Service** limited to:
 - i. **Beverage Container Return Centre**,
 - ii. **Animal Daycare**,
 - iii. **Animal Shelter**,
 - iv. **Driving School**,
 - v. **General Service Use**, and
 - vi. **Veterinary Clinic**.

2. The following **Accessory Uses** and no other shall be permitted in the **INBP1** Zone:

- a. **Accessory** limited to:
 - i. **Accessory Building**,

SECTION 1501 INDUSTRIAL BUSINESS PARK ZONES INBP1

- ii. **Accessory Structure**, and
- iii. **Enclosed Storage (Shipping Container)**
- b. **Office** limited to:
 - i. **Office (Administrative Use)**.
- c. **Residential** limited to:
 - i. One **Dwelling Unit** - provided the **Dwelling Unit** is located above the first **Storey**.
- d. **Retail** limited to:
 - i. **Retail (Minor)** - Notwithstanding the definition of **Retail (Minor)**, the retailing of products that are manufactured or wholesaled by a **Principal Use** is permitted, provided the **Floor Space** of the **Retail (Minor)** is limited to a maximum of 30% of the **Floor Area** of the **Principal Use** or 450.0 sq m (4,843.8 sq ft), whichever is less.
- e. Storage limited to:
 - i. **Enclosed Storage**, and
 - ii. **Outdoor Storage** - provided such storage use does not exceed 25% of the net **Lot Area**. All **Outdoor Storage** shall:
 - not include storage of material or goods that produce or give off dust or other particulate matter that may become wind-borne;
 - not exceed 4.0 m (13.1 ft) in **Height**;
 - not be located within 6.0 m (19.7 ft) of a **Lot** line adjoining a **Street**;
 - be located only on that part of a **Lot** surface with asphalt or concrete;
 - be enclosed on all sides not adjacent to a **Building** by a **Landscape Screen** or fence constructed and maintained to a **Height** and in a manner to completely screen any and all storage from view from any adjacent **Street** or **Lot**; and,
 - not include storage of wrecked **Motor Vehicles**, dismantled or used **Motor Vehicle** or machine parts and products.
3. The following conditions of **Use** apply to all permitted **Uses** for a site:
 - a. All **Principal Uses** shall be located completely within an enclosed **Building** except for:
 - i. **Outdoor Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
INBP1	0.16 ha (0.4 ac)

REGIONAL LOCATION

METRO VANCOUVER | FRASER VALLEY



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