

AVAILABLE FOR LEASE

33 103 NORTH RAILWAY

MISSION, BC



Proudly Owned and Managed By

RURAL^{LTD} STORES

www.ruralstores.ca

 **CUSHMAN & WAKEFIELD**

AVAILABLE SPACE

AVAILABLE AREA

2,188 SF

RENT

Starting at \$15.00 net PSF

ADDITIONAL RENT

\$11.02 PSF for 2026 + 7% MGMT on Total Rent

GROSS MONTHLY OCCUPANCY COSTS

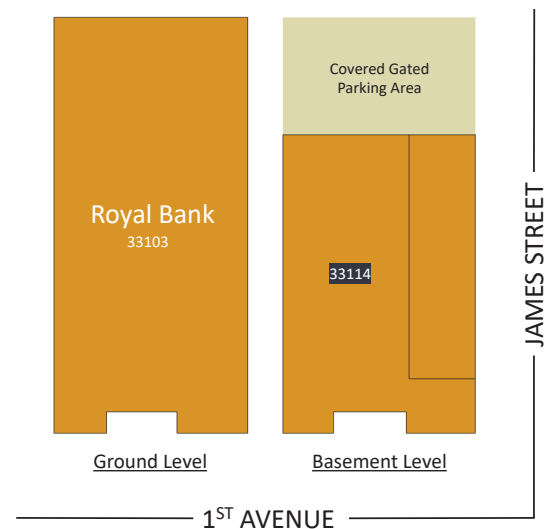
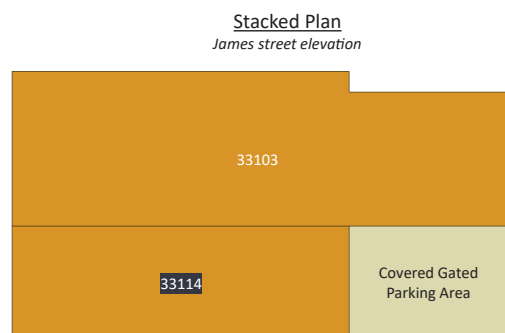
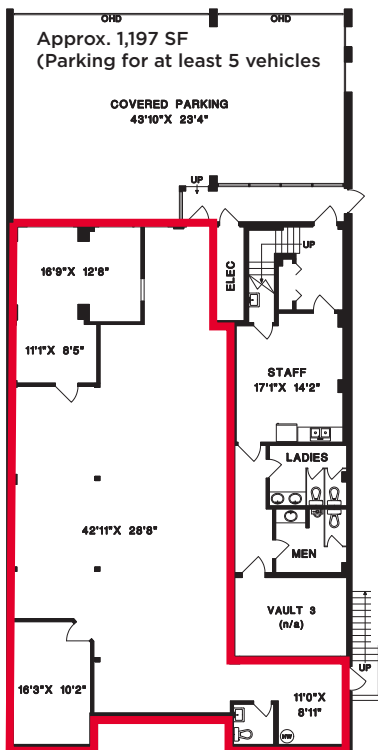
\$5,078.37 before GST and Utilities

POSSESSION

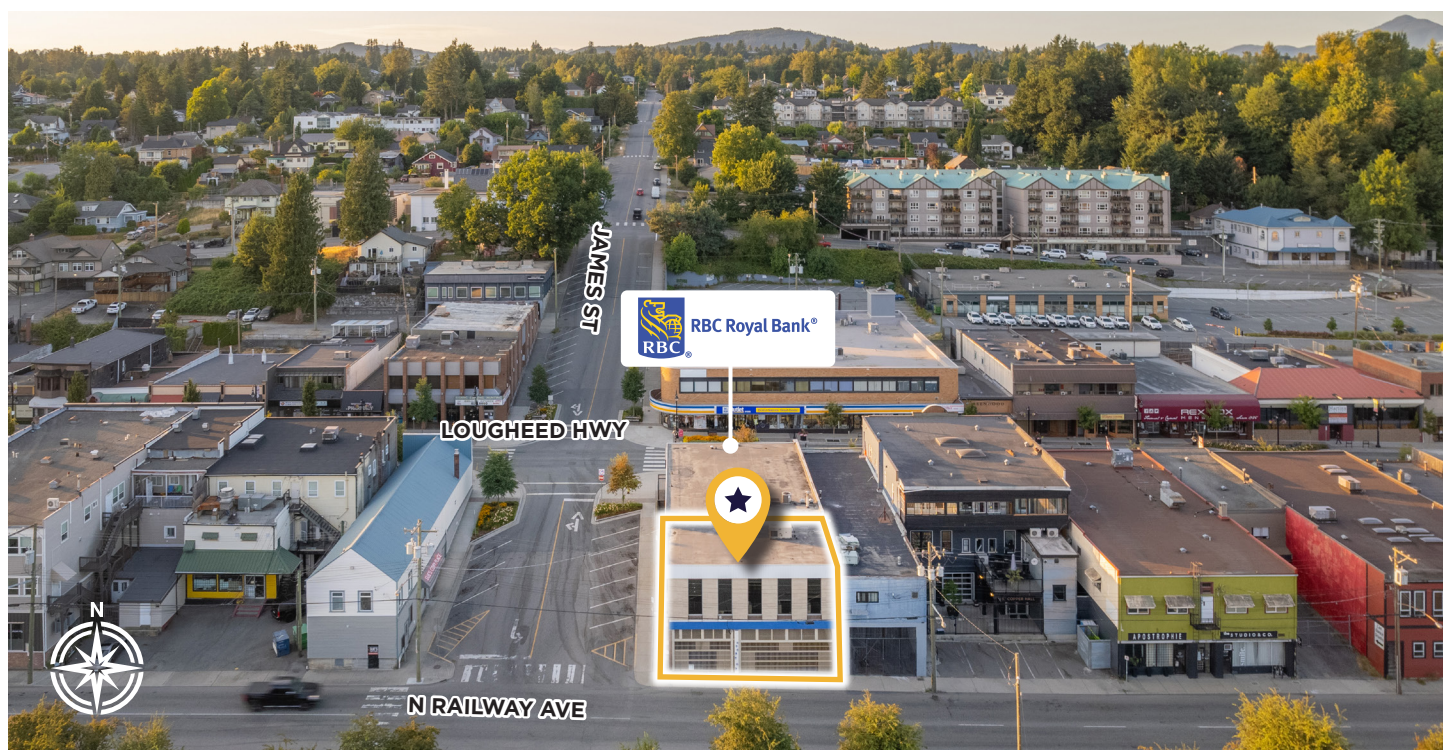
Upon signing Lease and providing evidence of Insurance

PARKING

Street front Parking and additional Free Parking at Rear



PROPERTY LOCATION



PROPERTY LOCATION



DEMOGRAPHICS



785
NUMBER OF
BUSINESSES
within 3 km



10,391
2026 DAYTIME WORKING
POPULATION ESTIMATE
within 3 km



33,264
TOTAL POPULATION
POPULATION ESTIMATE
within 3 km



2.90%
PROJECTED GROWTH
(2023-2028)
within 3 km



10,938
HOUSEHOLDS
(2026)
within 3 km



39.6
MEDIAN AGE
within 3 km



\$115,705
AVERAGE
HOUSEHOLD INCOME
within 3 km



1 MINUTE
DRIVE TIME TO THE
MISSION CITY STATION

FOR MORE INFORMATION, CONTACT:

ERIC WALKER
Associate Vice President
+1 604 608 5998
eric.walker@cushwake.com

700 West Georgia Street, Suite 1200
Vancouver, BC V7Y 1A1
cushmanwakefield.com

