

±1 ACRE DEVELOPMENT SITE WITH III READING APPROVAL

SECURED FOR 21 TOWNHOMES



PRIME DEVELOPMENT OPPORTUNITY IN MISSION'S CEDAR VALLEY NEIGHBORHOOD
9124 CEDAR STREET, MISSION BC



OVERVIEW

Situated in a prime location along Cedar Street, this 3rd reading approved townhome site in the City of Mission offers a rare opportunity to acquire a multi-family development site, featuring approved concept plans for 21 residential townhomes. Located in Cedar Valley, this area boasts excellent visibility, making it an attractive option for potential buyers. With its strategic position close to essential amenities, schools, and parks, this neighborhood is poised to meet the growing demand for quality housing in the City of Mission. With 3rd reading approved plans already in place, this opportunity facilitates a seamless development process, allowing investors to capitalize on this sought-after location and contribute to the community's vibrant growth.

HIGHLIGHTS FROM ARCHITECTURAL PLANS (AS PROPOSED)

Lot Area:	43,076.86 SF	Gross Buildable:	30,950.67 SF (0.79 FSR)
Net Area:	39,074.83 SF	Total of Units:	21
Parking:	Double Garage		

AVAILABLE REPORTS AND FILES FOR REVIEW*

- Architectural Drawings;
- Arborist report and bio inventory details;
- Geotechnical report;
- Renderings;
- Soil Investigation; and
- Site Survey

*All interested parties must sign a confidentiality agreement before they can be granted access to the data room. This ensures that all shared information remains secure and confidential throughout the due diligence process.

INVESTMENT HIGHLIGHTS



Strategic Location: Mission is a rapidly growing community in the Fraser Valley, just 70 kilometers from Downtown Vancouver, offering easy access to major urban centers while maintaining a charming small-town feel.



Transportation Connectivity: Excellent connectivity with the West Coast Express train station providing direct access to Downtown Vancouver and the nearby Lougheed Highway ensuring smooth vehicular travel to various parts of the region.



Economic Growth: Mission is experiencing significant economic growth with ongoing infrastructure developments, making it an attractive location for investors seeking long-term appreciation and stability.



Community Amenities: The city boasts numerous amenities, including parks, schools, shopping centers, and recreational facilities, contributing to a high quality of life for residents and enhancing the appeal of new developments.



Affordable Housing Market: Compared to nearby cities, Mission offers more affordable real estate options, attracting a diverse population and increasing demand for residential developments.



Natural Beauty: Surrounded by scenic landscapes, including the Fraser River and nearby mountains, Mission offers a picturesque environment that enhances the appeal for residents and investors alike.



Educational Institutions: Proximity to well-regarded schools and colleges makes Mission an ideal location for families, further driving the demand for quality housing.



Development Incentives: Potential for various development incentives and grants provided by local and provincial governments, making investment in Mission more financially attractive.

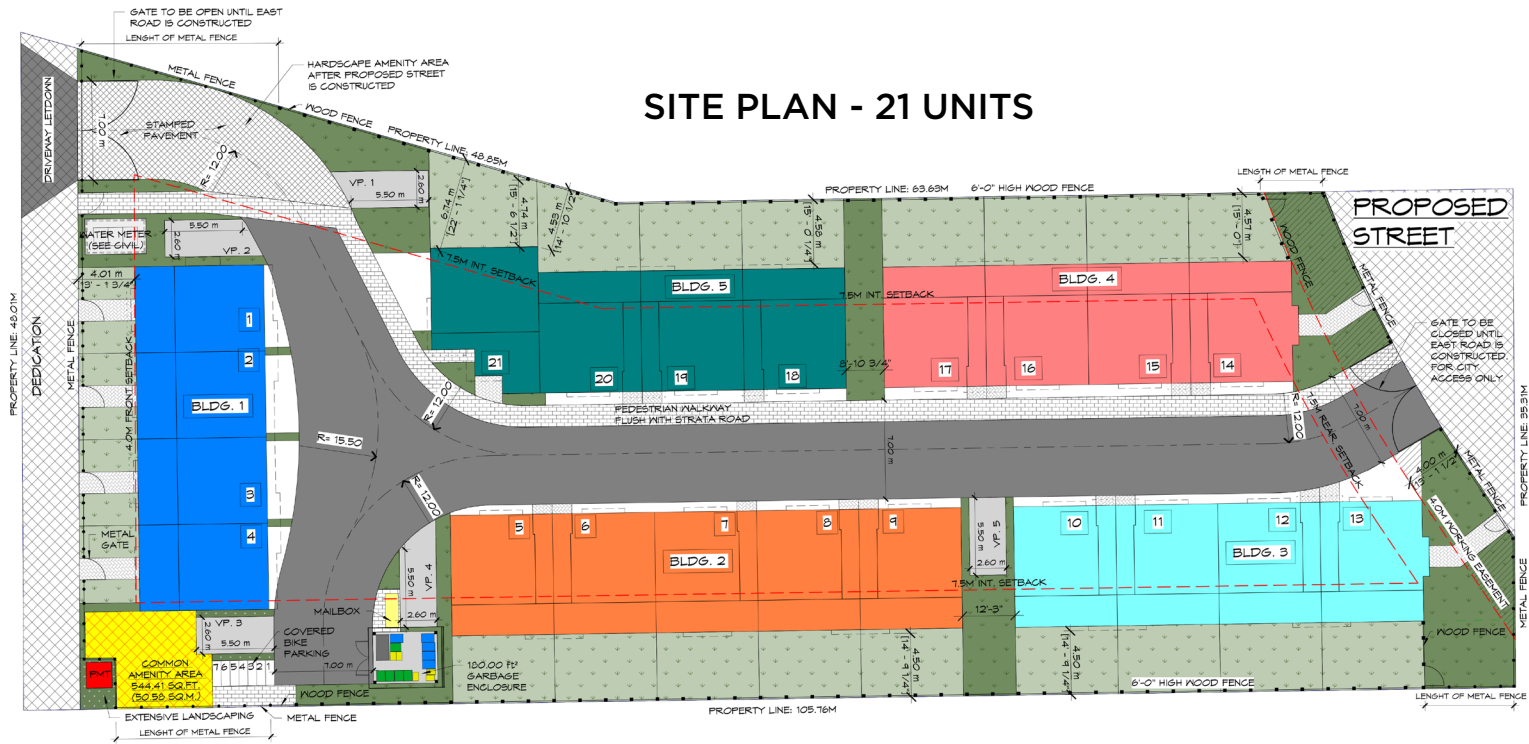


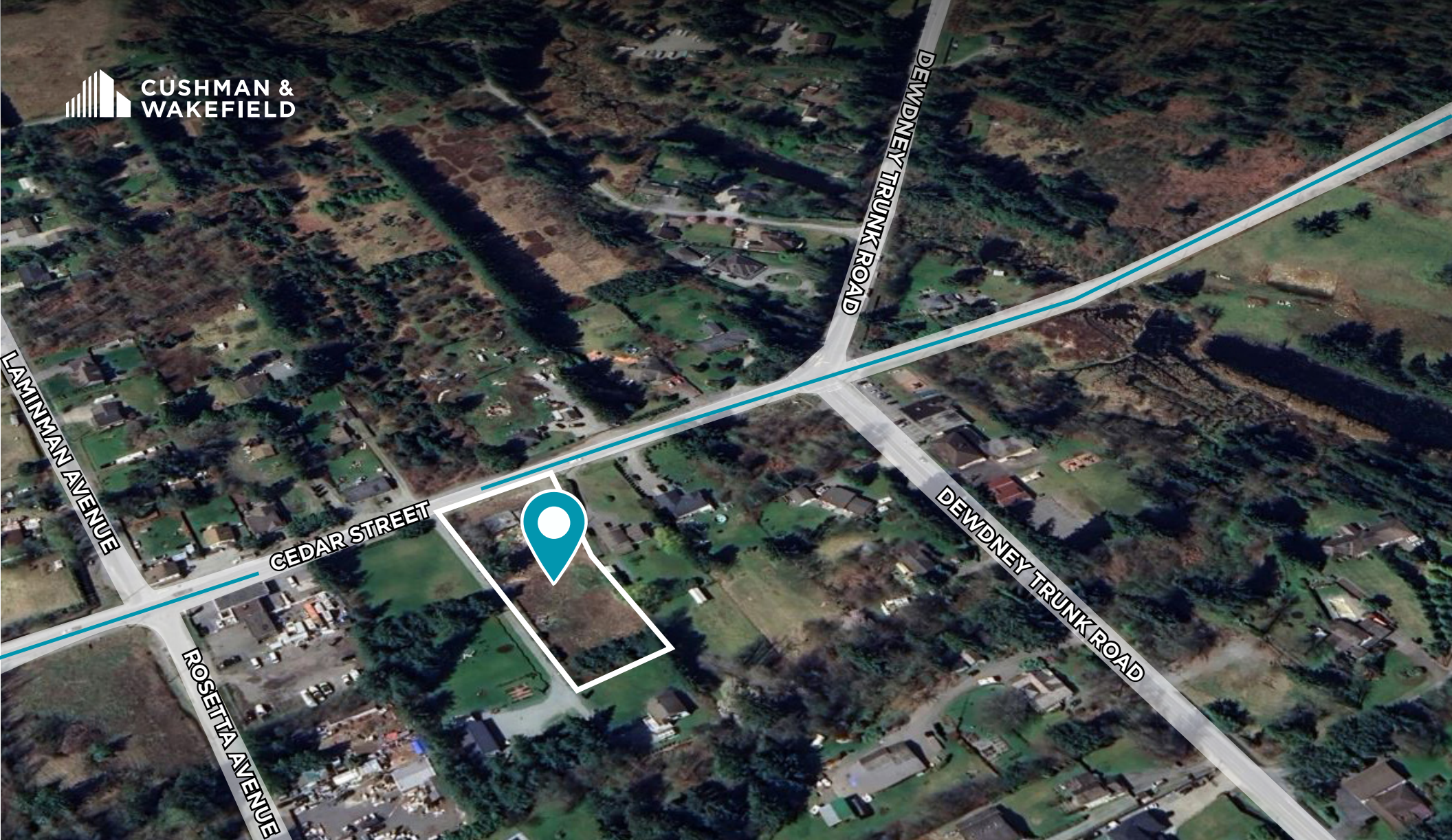
Growing Population: A steadily increasing population driven by migration from more expensive areas, ensuring sustained demand for new housing developments.

APPROVED ARCHITECTURAL CONCEPT PLANS

CEDAR STREET

SITE PLAN - 21 UNITS





For more information, please contact:

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