

FOR SALE

CEDAR STREET & CHERRY AVENUE

MISSION, BC



±1.14 ACRE MID-RISE MULTI-FAMILY DEVELOPMENT OPPORTUNITY
8380, 8370, 8366 CEDAR STREET & 32836 CHERRY AVENUE

DOWNTOWN
MISSION



WEST
COAST
EXPRESS

GRINER PARK

ALBERT MCMAHON
ELEMENTARY SCHOOL

CHERRY AVENUE

CEDAR STREET





OPPORTUNITY

This offering presents an excellent opportunity to acquire a prime development site at the intersection of **Cedar Street & Cherry Avenue** in the rapidly growing Cedar Valley neighborhood of Mission, BC.

Spanning approximately **1.14 acres**, this three-parcel prominent corner site is conveniently located along Cedar Street's transportation corridor —an arterial route providing quick and easy access to Mission's Downtown and the West Coast Express.

Strategically located in Cedar Valley's Neighborhood Centre, this site is poised to play a pivotal role in the ongoing growth and development of Mission, making it an exceptional prospect for investors and developers.

LOCATION

Cedar Valley, located in the heart of Mission's thriving district, offers an ideal setting for both residential and commercial development. Known for its scenic beauty, family-friendly atmosphere, and strong sense of community, the area has experienced significant growth in recent years. With a mix of new residential projects, green spaces, and convenient amenities, Cedar Valley is the perfect environment for families and professionals. As Mission's population continues to rise, the demand for residential and commercial spaces in Cedar Valley is expected to remain strong, further cementing its position as a prime area for investment and development.

INVESTMENT HIGHLIGHTS



Prime Corner Location: Situated in the heart of Cedar's Neighbourhood Centre, offering accessibility to essential goods, services, and local amenities, ensuring convenience for residents.



Unbeatable Connectivity: Strategically positioned along Cedar's main transportation corridor, just 3 kilometers from both the West Coast Express and Lougheed Highway. A quick 6-minute drive or 11-minute public transit ride connects you to key transport hubs in downtown Mission seamlessly.



Surrounding Growth & Amenities: Ideally located near schools, parks, recreational facilities, and community hubs, this site offers everything families and residents need within arm's reach.



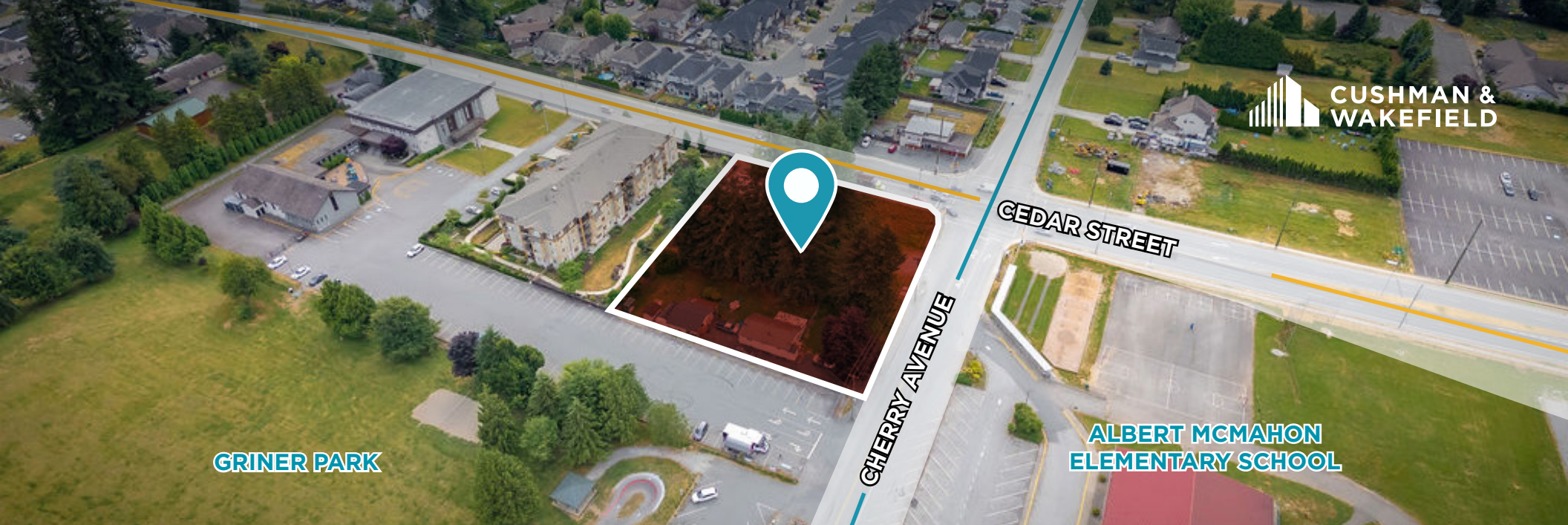
Economic Growth & Stability: Cedar Valley, in Mission, is undergoing a major transformation with strong economic growth. Backed by the City of Mission's forward-thinking planning, development, and infrastructure investment, this area is set for long-term stability and prosperity.



Rising Demand: With an influx of people migrating from higher-cost areas seeking affordable housing, the growing population in Mission ensures sustained demand for new residential developments and ongoing investment potential.

SALIENT DETAILS

ADDRESS	32836 Cherry Avenue, Mission, BC 8380 Cedar Street, Mission, BC 8366 & 8370 Cedar Street, Mission, BC
PID	011-431-776, 005-559-804, 003-283-241
GROSS LOT SIZE	±1.14-acres (±49,504 SF)
ZONING	R558 / S20
NCP	Cedar Valley
OCP LAND USE	Mid-Rise Multi-unit Residential
PROPOSED 2025 OCP LAND USE	Primary Neighborhood Centre
PROPERTY TAXES (2024)	\$13,437
PRICE	Contact Listing Agents



CURRENT OCP DESIGNATION: Mid-Rise Multi-Unit Residential

Heights are initially limited to 6-storeys (taller and varied building heights, and ground floor commercial, may be possible through a neighborhood plan).
Floor Space Ratio: Up to 2.0 FSR (+ Density Bonus Available)

DRAFT 2025 OCP DESIGNATION: Primary Neighborhood Centre

Neighborhood Centres are mixed-use hubs of local community life that provide a central gathering place for residents to access essential goods, services, and amenities close to home. The designation is intended to provide additional housing while also improving access for all residents to their daily needs.

DENSITY

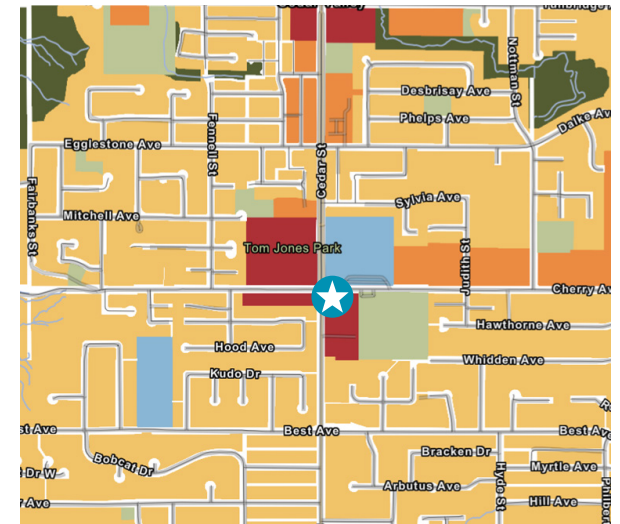
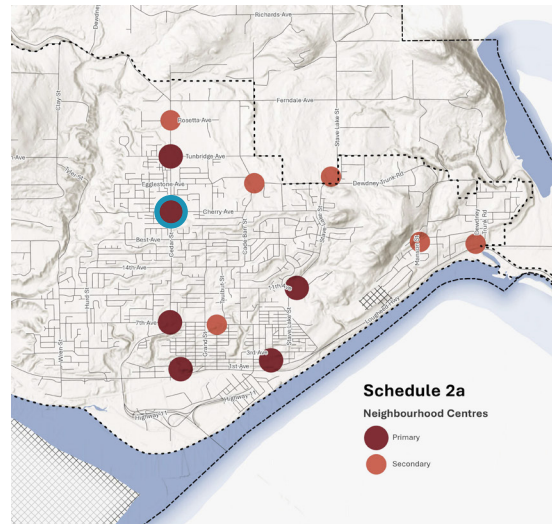
Up to 2.0 FSR (Max 3.0 with Community Benefits)

MAX HEIGHT

6-storeys (8-storeys with community benefits)

AVAILABLE REPORTS AND FILES FOR REVIEW

- Arborist Report & Bio Inventory Details
- Geotechnical Report
- Soil Investigation
- Additional Photos



The City of Mission is in the final period of public engagement on its comprehensive update of its Official Community Plan (OCP). Council gave the first reading of the OCP adoption bylaw on March 17th, 2025. A public hearing and vote by Council to adopt the OCP is scheduled for April 22nd, 2025.

For more info visit the City of Mission's [Official Community Plan Update](#).



FOR MORE INFORMATION, PLEASE CONTACT:

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