

COURT ORDERED SALE > MIXED-USE DEVELOPMENT SITE

NORTHWEST CORNER OF WREN STREET AND LOUGHEED HIGHWAY
Mission, British Columbia

INFORMATION PROVIDED:

INTRODUCTION & OPPORTUNITY

HIGHLIGHTS

LOCATION

PROPERTY DESCRIPTION

OFFERING PROCESS & CONTACT



COLLIERS INTERNATIONAL

200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
MAIN +1 604 681 4111
FAX +1 604 661 0849
www.collierscanada.com

RANDY HEED*

SENIOR VICE PRESIDENT
DIR +1 604 661 0831
randy.heed@colliers.com

**Personal Real Estate Corporation*

SHELDON SCOTT*

SENIOR VICE PRESIDENT
DIR +1 604 662 2660
sheldon.scott@colliers.com



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Introduction & Opportunity

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Coast Capital Savings Credit Union in their capacity as holder of exclusive conduct of sale, pursuant to the Supreme Court of British Columbia, proceeding number H-121061 (“Vendor”) has engaged Colliers Macaulay Nicolls Inc. (“Colliers”) to facilitate the sale of 31802 Hillcrest Avenue, 31831 Lougheed Highway, 31941 Lougheed Highway, 31971 Lougheed Highway, and 7233 Wren Street, Mission, British Columbia (the “Property”).

This 33 gross acre development site is designated Service Commercial and Multi-Family Residential and is ideally situated for a mixed use development incorporating both commercial and medium density residential uses.

HIGHLIGHTS

The Property provides development potential:

- › Strategic location along Lougheed Highway and Wren Street
- › High exposure
- › One of the last available large-scale sites in the area
- › Across the street from a new Walmart
- › In close proximity to the Mission Memorial Hospital and the University of the Fraser Valley Mission campus
- › Surrounded on the North and East sides by established single-family and multi-family residential neighbourhoods

Prospective purchasers are invited to submit Offers to Purchase the 31802 Hillcrest Avenue, 31831 Lougheed Highway, 31941 Lougheed Highway, 31971 Lougheed Highway, and 7233 Wren Street through Colliers for consideration by the Vendor.



Walmart opened in 2012 and is directly across from the Property.



Rexall Drugs opened near the Property in 2013



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The subject property is situated along Lougheed Highway (Highway 7), an alternative route to the Trans-Canada Highway. Lougheed Highway runs along the northern bank of the Fraser River connecting Vancouver, Burnaby, the Tri-Cities, Maple Ridge, Mission, Agassiz and eventually joins with the Trans-Canada Highway near Hope, B.C.

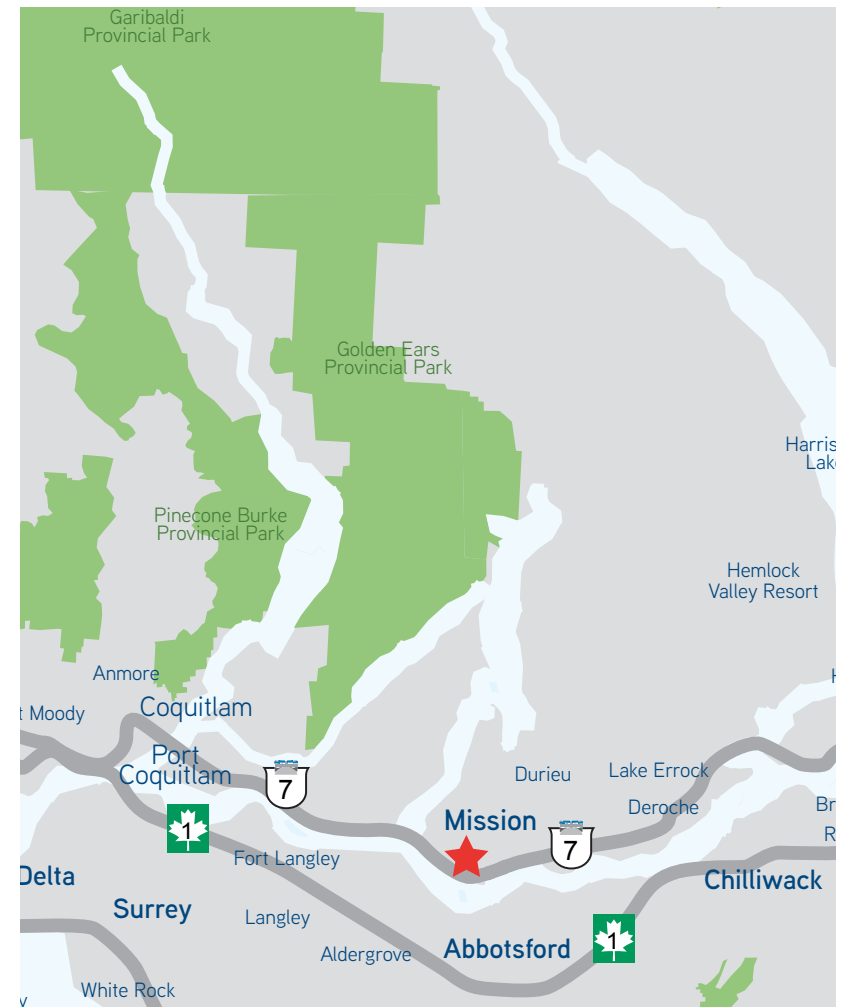
DISTRICT OF MISSION

The District of Mission is a municipality situated on the north side of the Fraser River roughly 70 km (approximately 1 hour drive) east of Vancouver. Mission is bounded by Stave Lake and the Crown lands to the north, the Fraser River on the south, the District of Maple Ridge on the west and the Dewdney Alouette Regional District on the east.

The population of Mission is currently estimated at 38,829 (2011 PCensus) and growing. During the past two decades, Mission has experienced a gradual conversion from an insular rural district to a satellite community of Metro Vancouver; this trend has been accelerated by the rapid increase of real estate prices in the more central municipalities, the appeal of Mission's rural setting and the improvement in traffic routes.

PCensus estimates that by 2022 the District of Mission will have an estimated population of 44,714, an increase of approximately 15% over the ten years from 2012.

The population of Mission is anticipated to increase by approximately 15% over the ten years to 2022.



Riley Park-Little Mountain Area

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Situated on Lougheed Highway, a highway that connects Mission to the rest of Metro Vancouver.

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Civic Address: 31802 Hillcrest Avenue
31831 Lougheed Highway
31941 Lougheed Highway
31971 Lougheed Highway
7233 Wren Street

Ownership Interest: Freehold

Site Area: Approximately 33.30 Gross Acres

Zoning: RU16 Rural Zone
RR7 Rural Residential 7 Zone
R558 Urban Residential 558
RR7 Rural Residential 7 Zone
MMP Multiple Family Mobile Home Park
CH1 Commercial Highway 1
CT Commercial Tourist Recreation
CH1 Commercial Highway 1
CT Commercial Tourist Recreation

OCP Designation: Service Commercial/ Multi-Family Residential

Price: **\$9,750,000**
\$10,500,000

The subject has excellent potential for development, given its high exposure, size and configuration.



High exposure property.



River views to the South.

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Please contact Randy Heed or Sheldon Scott at Colliers for more information; or, for a copy of the Detailed Information Package, please contact Colliers via fax at 604 661 0849 or contact Randy Heed at randy.heed@colliers.com or Sheldon Scott at sheldon.scott@colliers.com

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West side of Property as seen from Lougheed Highway.



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Mission Commons

Mission Memorial Hospital

Wren Street

Fraser River

Lougheed Highway

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