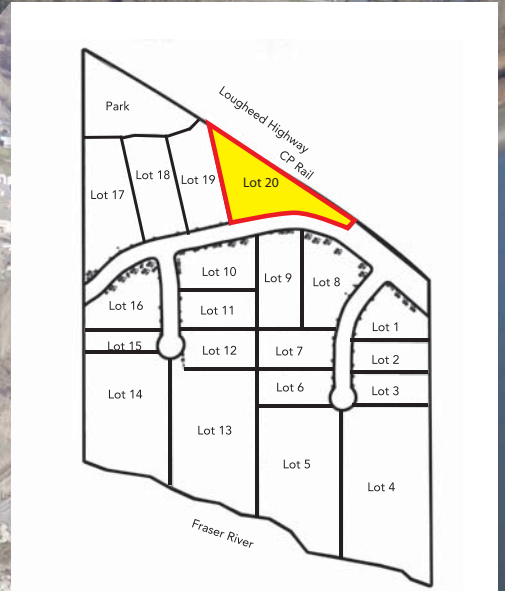




**CUSHMAN &
WAKEFIELD**

FOR SALE
SILVER CREEK INDUSTRIAL PARK
31491 GILL AVENUE
MISSION, BC

Industrial Site with Highway Exposure
Plans & Zoning in Place for a Mini-Storage Complex



Bill Randall
Personal Real Estate Corporation
Senior Vice President
604 608 5967
bill.randall@ca.cushwake.com



**CUSHMAN &
WAKEFIELD**

FOR SALE

SILVER CREEK INDUSTRIAL PARK

31491 GILL AVENUE

MISSION, BC

LOCATION

Silver Creek Business Park is located on the western edge of the District of Mission. The Lougheed Highway and Trans-Canada Highway via the Abbotsford-Mission Highway provide primary arterial routes to Vancouver and distribution points west and east.

OPPORTUNITY

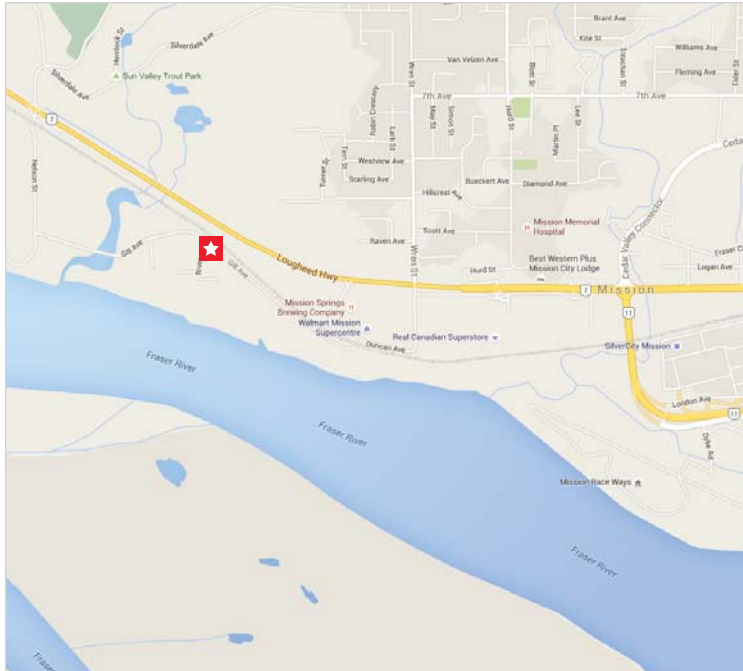
Silver Creek Business Park is located on the Lougheed Highway just west of downtown Mission and less than 10 minutes from the Golden Ears Bridge. Mission is one of the fastest growing districts in British Columbia and with affordable housing and good transportation links is becoming a preferred location for many businesses and residents. The site is approximately an hour travel time from downtown Vancouver, but is only 10 to 15 minutes from the US Border and the expanding Abbotsford Airport. As well, the West Coast Express Commuter Rail Station is only minutes away.

SITE FRONTAGE

552' frontage on Gill Avenue

FEATURES

- Site is fully serviced to the lot line including electricity, municipal water, natural gas, telephone, sanitary sewer and garbage pickup
- Exposure to Gill Avenue and Lougheed Highway
- Site is pre loaded and ready to build on



LEGAL DESCRIPTION

Lot 20, Land District 36, Sec 19, Township 17, Group 1, N.W.D., Plan BCP 15169
PID: 026-211-840

ZONING

ING (Industrial)
Allows for a wide range of uses including light industrial, warehouse, adult education institution and general office use.
Property is zoned for mini storage

SITE SIZE

1.96 acres (±1.00 acre net useable)

ASKING PRICE

\$850,000

PROPERTY TAXES (2015)

\$10,557.68

COMMENTS

Plans in place for a mini-storage complex.



Bill Randall

Personal Real Estate Corporation
Senior Vice President
604 608 5967
bill.randall@ca.cushwake.com