

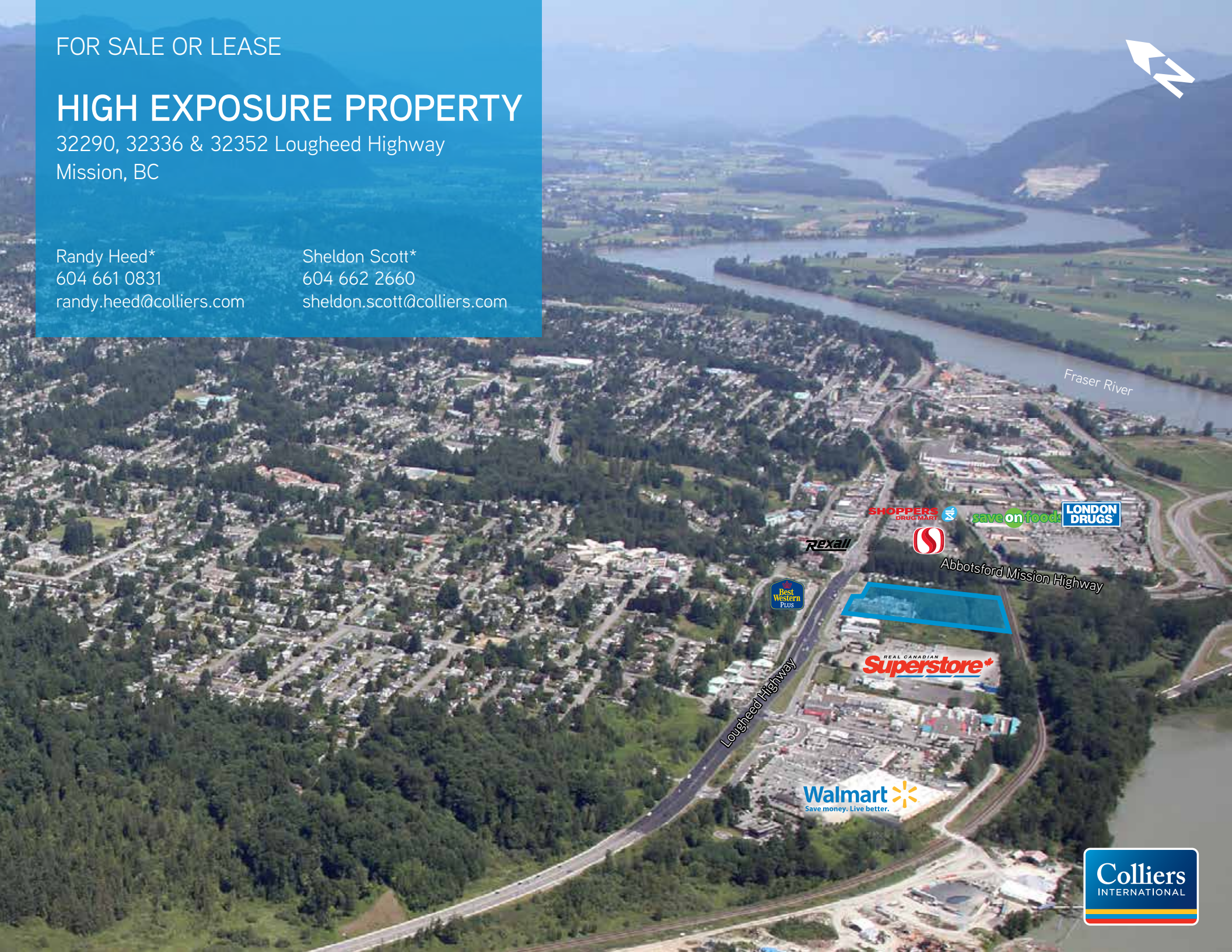
FOR SALE OR LEASE

HIGH EXPOSURE PROPERTY

32290, 32336 & 32352 Lougheed Highway
Mission, BC

Randy Heed*
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Fraser River

SHOPPERS DRUG MART save on foods LONDON DRUGS



Rexall



Abbotsford Mission Highway

REAL CANADIAN Superstore*

Lougheed Highway

Walmart
Save money. Live better.



THE OPPORTUNITY

To acquire a 9 acre (approx.) property in the heart of Mission. Located near the intersection of Lougheed Highway and Cedar Valley Connector/Highway 11 and power retailers - Superstore and Walmart. The property offers tremendous redevelopment potential with flexible zoning.

The Owners would also consider offers to lease the existing building (on approximately 1 acre of the site).



Mission Memorial Hospital



Lougheed Highway

Cedar Valley Connector

Rexall



SAFeway

SHOPPERS DRUG MART

save on foods



LONDON DRUGS

Abbotsford Mission Highway

REAL CANADIAN Superstore+





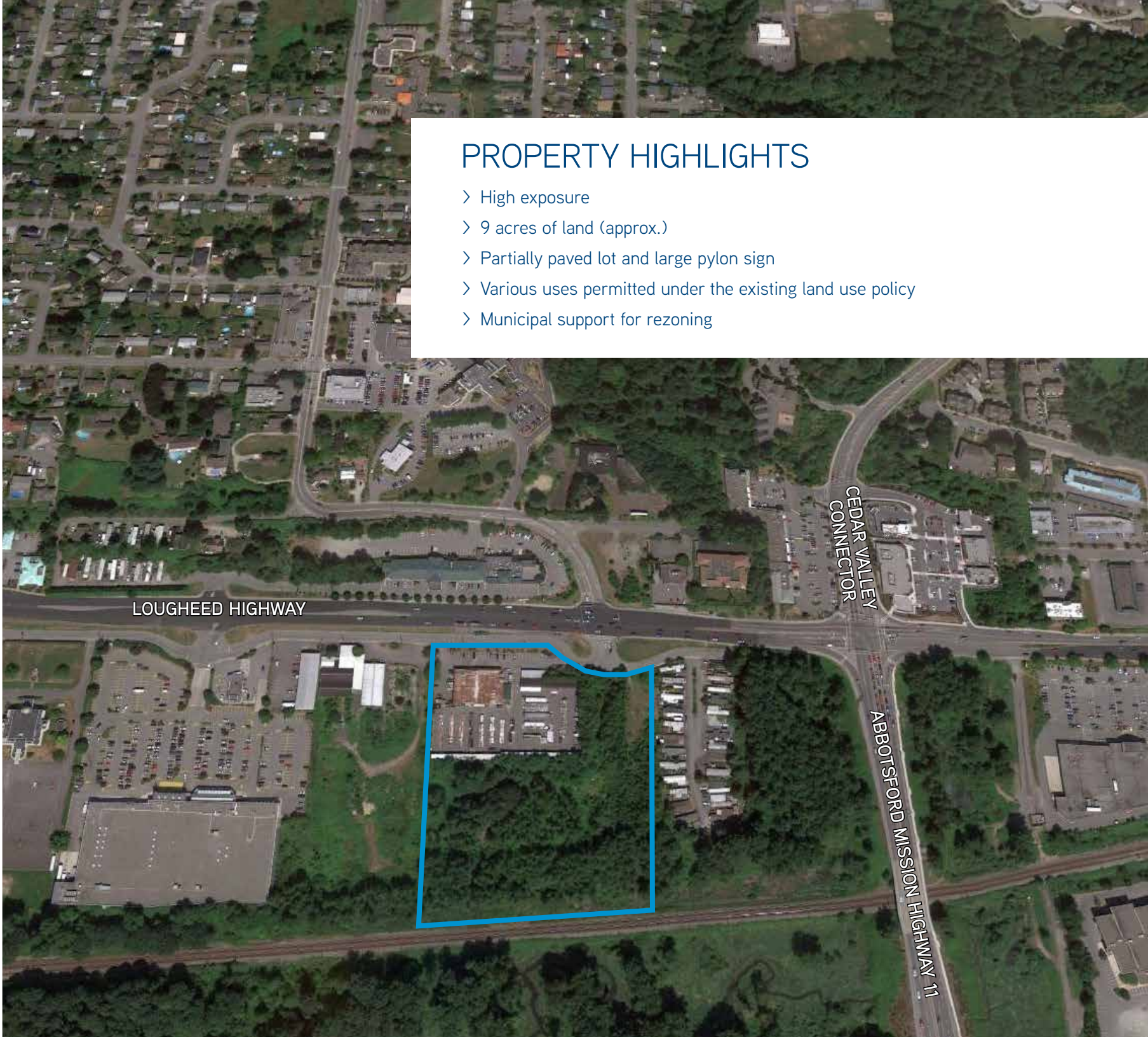
LOCATION HIGHLIGHTS

- › Strategic location along Lougheed Highway (Highway No. 7)
- › High exposure
- › Close proximity to Superstore and Walmart
- › Also located near the Mission Memorial Hospital and the University of the Fraser Valley Mission campus
- › Surrounded by a number of large-format retailers
- › 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
- › One of the last available large-scale sites in the area



*Mega Retailers Superstore (by Loblaws)
and Walmart nearby*





PROPERTY HIGHLIGHTS

- › High exposure
- › 9 acres of land (approx.)
- › Partially paved lot and large pylon sign
- › Various uses permitted under the existing land use policy
- › Municipal support for rezoning

PROPERTY DESCRIPTION

Municipal and Legal Address: 32290 Lougheed Highway, Mission BC
 PID: 004-639-561
 Lot 29 Section 17 Township 17 New Westminster District Plan 40876

PID: 004-639-570
 Lot 4 Except Part on SRW Plan LMP24377, Section 17 Township 17 New Westminster District Plan 8282

32336 Lougheed Highway, Mission BC
 PID: 004-639-596
 Lot 5 Except Part on SRW Plan LMP24377, Section 17 Township 17 New Westminster District Plan 8282

32352 Lougheed Highway, Mission BC
 PID: 009-839-534
 Lot 6 Except Part on SRW Plan LMP24377, Section 17 Township 17 New Westminster District Plan 8282

Ownership:	Freehold
Year Constructed	1972
Existing Rona Lease:	Lease Expiry: December 31, 2016 Lease Rate: \$153,972 per annum (\$12,831 per month)
Site Size:	32290 Lougheed Highway: 6.314 acres 32336 Lougheed Highway: 1.354 acres 32352 Lougheed Highway: 1.35 acres TOTAL: 9.018 acres

Showroom/Warehouse (Gross Leaseable Area):	Main Floor:	11,754 SF
	Mezzanine:	1,947 SF
	TOTAL:	13,701 SF

Storage sheds are also situated on-site

Parking: 21 paved stalls in front of the building
 22 paved stalls on the west side of the building

Opportunity for significantly more stalls in former lumber yard area.

Zoning:	Land Use Contract L86945 R558 - Urban Residential Zone CH2 - Commercial Highway Two Zone
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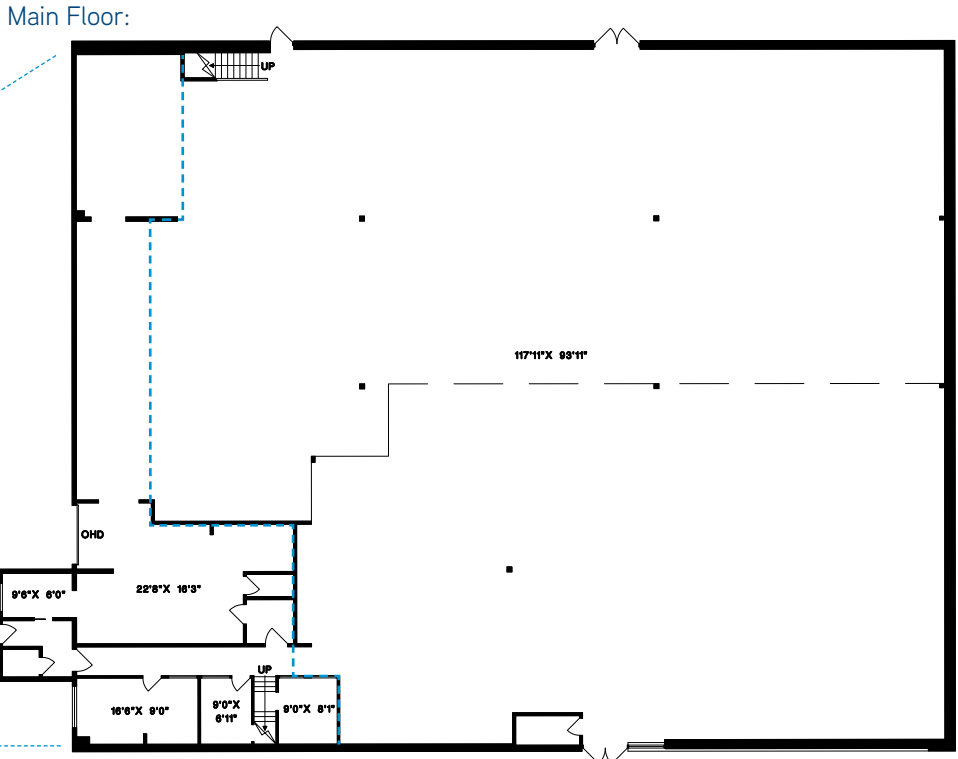
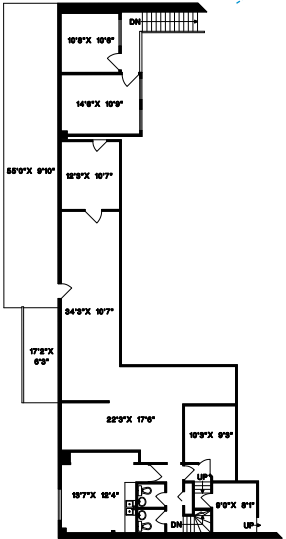
City is supportive of rezoning.

Assessed Value:	Land: \$5,239,000 Improvements: \$1,189,000 TOTAL \$6,428,000
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Gross Taxes (2015):	\$130,701.75
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*All measurements approximate

Mezzanine:



OFFERING PROCESS & CONTACT

Prospective purchasers or tenants are invited to submit Offers for 32290, 32336 and 32352 Loughheed Highway through Colliers for consideration by the Owner.

ASKING PRICE: \$6,795,000

***LEASE RATE: \$11.00 PER SQUARE FOOT PER ANNUM FULLY NET**

**Lease Rate applies to the main floor of the building and approximately 1 acre of land. Owner requires termination right in any Lease.*

Please contact Randy Heed or Sheldon Scott at Colliers for more information:

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SHELDON SCOTT*

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Storage sheds adjacent the showroom



Interior of showroom



Exterior of showroom



Interior of showroom



Exterior of showroom

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View from Lougheed Highway



Storage Shed

Showroom/Warehouse Building

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