

7057 & 7065
MERSHON STREET
MISSION, BC

15,000 SF FULLY FENCED CORNER LOT
COVETED RIVER VIEW



FOR SALE



WILLIAM N. HOBBS*

W. N. (BILL) HOBBS, B.COMM., R.I. (BC)

SENIOR VICE PRESIDENT, INDUSTRIAL

604.640.5808

bill.hobbs@ca.cushwake.com

* Personal Real Estate Corporation

7057 & 7065 MERSHON STREET, MISSION, BC

15,000 SF Fully Fenced Corner Lot – Coveted River View

FOR
SALE

LOCATION

Centrally located in Mission, the subject property is an assembly (2 titles) of commercial development, located in a mixed-use area between the CPR rail line and the Fraser River. The property is just south of the Lougheed Highway arterial route, with excellent access to Highway 11 and the Mission Bridge which connects to the City of Abbotsford, as well as providing quick access to the Canada/US border. The District of Mission is located within the Fraser Valley Regional District, and is just 70 km west of downtown Vancouver.

CIVIC ADDRESS

7057 Mershon Street & 7065 Mershon Street

SIZE BREAKDOWN

7057 Mershon Street	9,000 sf
7065 Mershon Street	6,000 sf
Total	15,000 sf

* There is an 840 sf 'Rancher' home with basement and 2 sheds on 7065 Mershon Street.

ZONING

CCW: Core Commercial Waterfront

The intent of this zone is to provide for a broad range of businesses to serve the general retail, office, service and personal shopping needs of the community, in a waterfront environment.

Please contact the Listing Agent for a copy of the Bylaws.

FEATURES

- High exposure
- Corner site
- River view
- Fully serviced
- Level site with paved access
- Access off Harbour Avenue and Mershon Street
- Stage 1 Environmental & Geotechnical Reports available

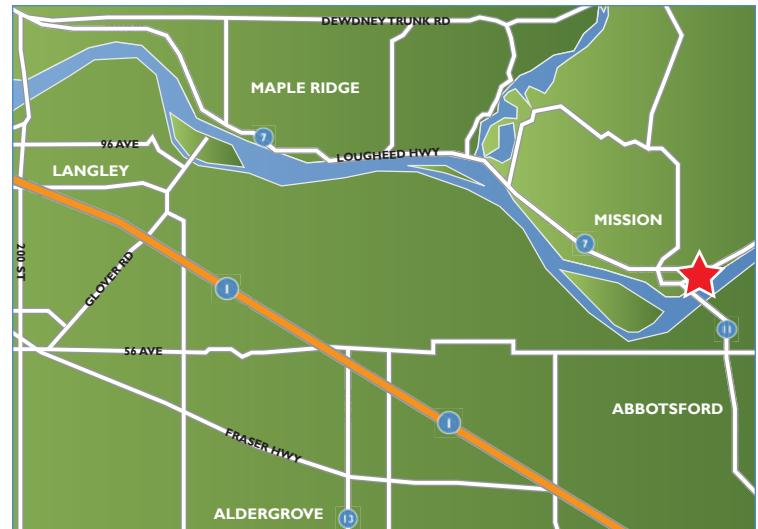
ASKING PRICE

\$695,000.00

PROPERTY TAXES (2012)

\$5,758.87

LOCATION MAP



PROPERTY PHOTOS



WILLIAM N. HOBBS*

W. N. (BILL) HOBBS, B.COMM., R.I. (BC)
SENIOR VICE PRESIDENT, INDUSTRIAL
604.640.5808

bill.hobbs@ca.cushwake.com

* Personal Real Estate Corporation

E.&O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield Ltd. The depiction in the included photographs of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. 06/13 bg

