



**CUSHMAN &
WAKEFIELD**

INDUSTRIAL LAND FOR SALE

7250 NELSON STREET

MISSION, BC

±5.8 ACRE HIGH IMPACT INDUSTRIAL SITE
RAILROAD TO FRASER RIVER & FRASER RIVER FRONTAGE



Harpreet Singh

Personal Real Estate Corporation
Vice President
Development Land & Investment Sales
604 640 5870
harpreet.singh@cushwake.com

NAI Commercial

Elizabeth Wozniczko
Business Advisory Practice
604 691 6648
elizabeth@naicommercial.ca

INDUSTRIAL LAND FOR SALE

7250 NELSON STREET

MISSION, BC

±5.8 ACRE HIGH IMPACT INDUSTRIAL SITE

RAILROAD TO FRASER RIVER & FRASER RIVER FRONTAGE



OPPORTUNITY

Opportunity to acquire +/- 5.806 acres (252,909 sf) land with Light and Heavy Industrial designation in the City of Mission. This is a high visibility location with long frontage to the Fraser River and within close proximity to the Mission Railway, Highway 7 and Highway 11. The offering is for Land and Improvements, machinery, equipment, inventory, business and assets not included.

SALIENT DETAILS

OCP DESIGNATION USE	Industrial
ZONING	ING Industrial – M3
EXISTING IMPROVEMENTS	<p>Total Buildings ±27,800 sf</p> <p>Main Operational Building - Built in 2000** Approximate Area: 15,000 sf Approximate Height: ±25 feet (including mezzanine)</p> <p>Dry Shed - Built in 1990 - Extended in 2017** Approximate Area: 12,800 sf Dimensions: 160 ft x 80 ft</p> <p>Office Building Approximate Area: 5,465 sf First Floor: Shipping & Receiving Second Floor: Offices / Meeting room / Kitchen</p>
LEGAL DESCRIPTION	PL BCP21765 LT A LD 36 SEC 19 TW P 17
PID	026-554-135
TAXES (2018)	\$50,228.92
LOT SIZE	5.806 acres (252,909 sf)

CURRENT USE

Manufacturer, processor / producer and distributor of Red Cedar throughout North America, Europe and Asia.

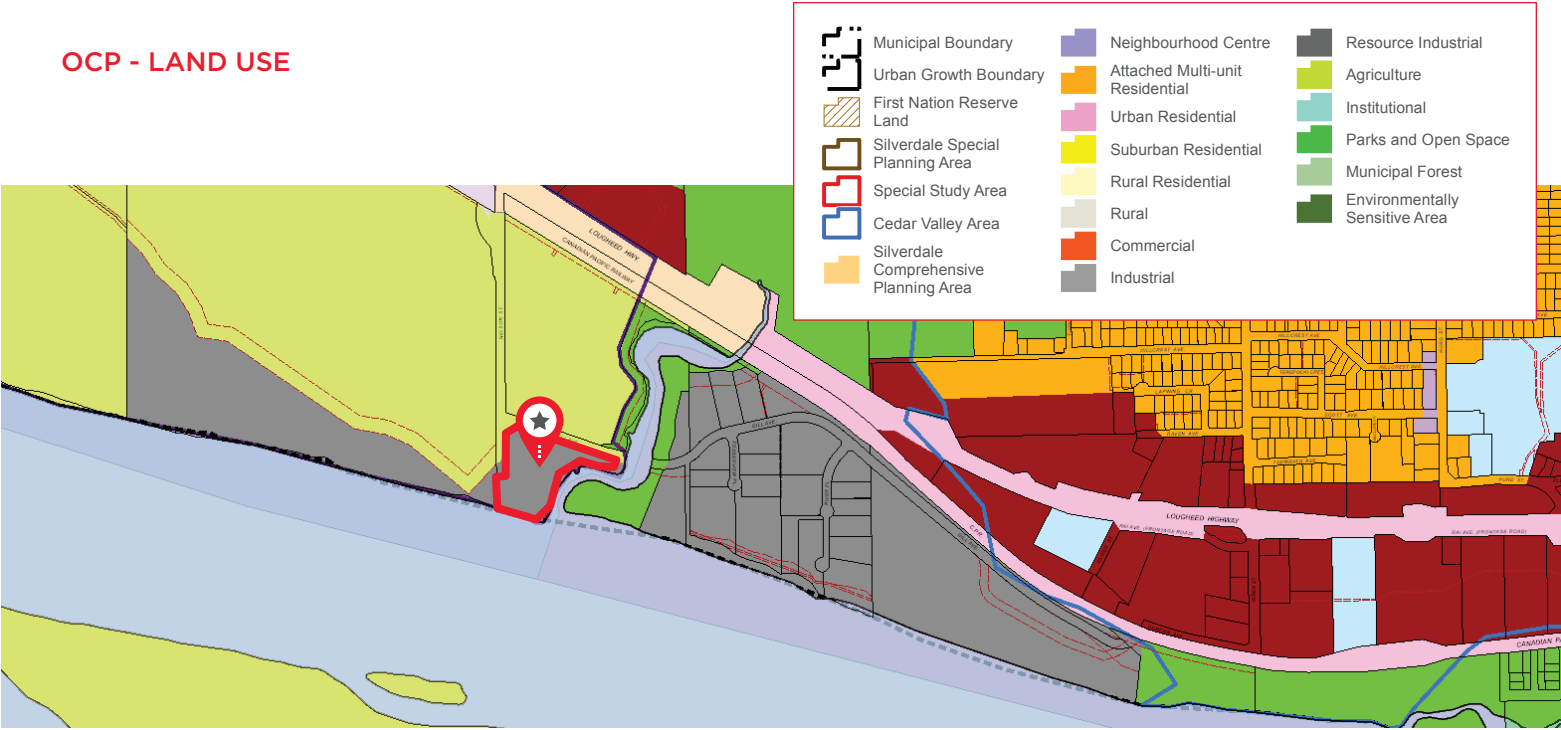
ASKING PRICE

\$8,950,000 (Land and Improvements only.)
Purchase of Business and Assets can be an option.

Both buildings were made to the code and as per the current owner, buildings are flood proof and earthquake proof. ** Approximate measurements and all this information is provided by the Vendor; however, the purchaser to verify if considered important



OCP - LAND USE





**CUSHMAN &
WAKEFIELD**

INDUSTRIAL LAND FOR SALE

7250 NELSON STREET

MISSION, BC

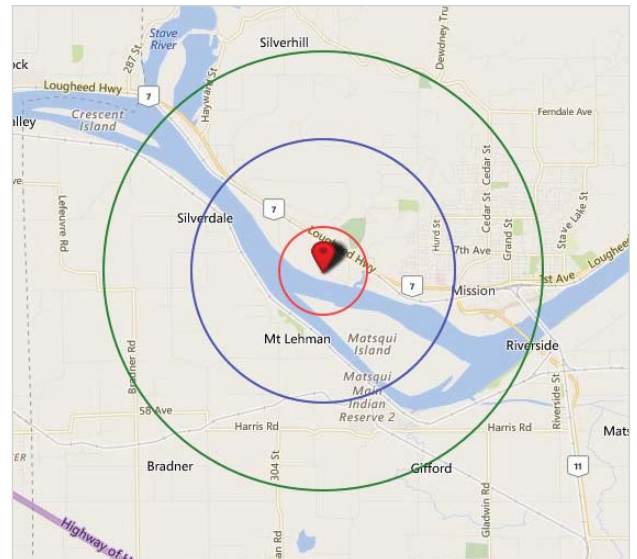


DEMOGRAPHIC INFORMATION

	3 KM	5 KM
POPULATION (2018 ESTIMATED)	7,198	25,965
POPULATION (2023 PROJECTED)	7,367	27,809
CHANGE IN POPULATION (2018 - 2023)	0.5%	1.4%
MEDIAN AGE	41.4	39
AVG HOUSEHOLD INCOME (2018 ESTIMATED)	\$96,628	\$93,986
AVG HOUSEHOLD INCOME (2023 PROJECTED)	\$93,885	\$103,284

DRIVE TIMES

VANCOUVER INTERNATIONAL AIRPORT	78 Minutes
SURREY	47 Minutes
MAPLE RIDGE	24 Minutes



Harpreet Singh

Personal Real Estate Corporation
Vice President
Development Land & Investment Sales
604 640 5870
harpreet.singh@cushwake.com

NAI Commercial

Elizabeth Wozniczko
Business Advisory Practice
604 691 6648
elizabeth@naicommercial.ca

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 01/20 bg