

For Sale: Investment Opportunity

33163 3rd Avenue, Mission

Lennard Commercial is pleased to present an exceptional investment opportunity in Downtown Mission. This 8,503 square foot lot is ideally located within proximity of 400m to the West Coast Express and offers potential for high-density residential or mixed-use development. With its prime location and future growth prospects, this property is perfect for investors or developers looking to capitalize on Mission's expanding downtown core.

PID
023-897-996

Civic Address
33163 3rd Ave, Mission, BC V2V 1N8

Legal Address
Lot 1 District Lot 411 Group 1 New
Westminster District Plan Lmp35134

Neighbourhood
Downtown Mission

Year Built
1909

Beds Bath
4 2

Lot Size Lot Dimensions
8,503 SF* 70 FT x 122 FT*

Taxes (2024)
\$3,294.74

Current Zoning
MD 465 Multi Unit Complex

Proposed OCP Designation
DT-2 Mission City Downtown

Price
~~\$1,299,000~~ \$999,000

*Approximate size.



For more information, please contact the listing agent.



Ari Gelmon Personal Real Estate Corporation
Vice President
D. 604.636.2623
agelmon@lennard.com

Lennard:

Lennard Commercial Realty
520-800 West Pender Street, Vancouver
604.636.2620
lennard.com

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.