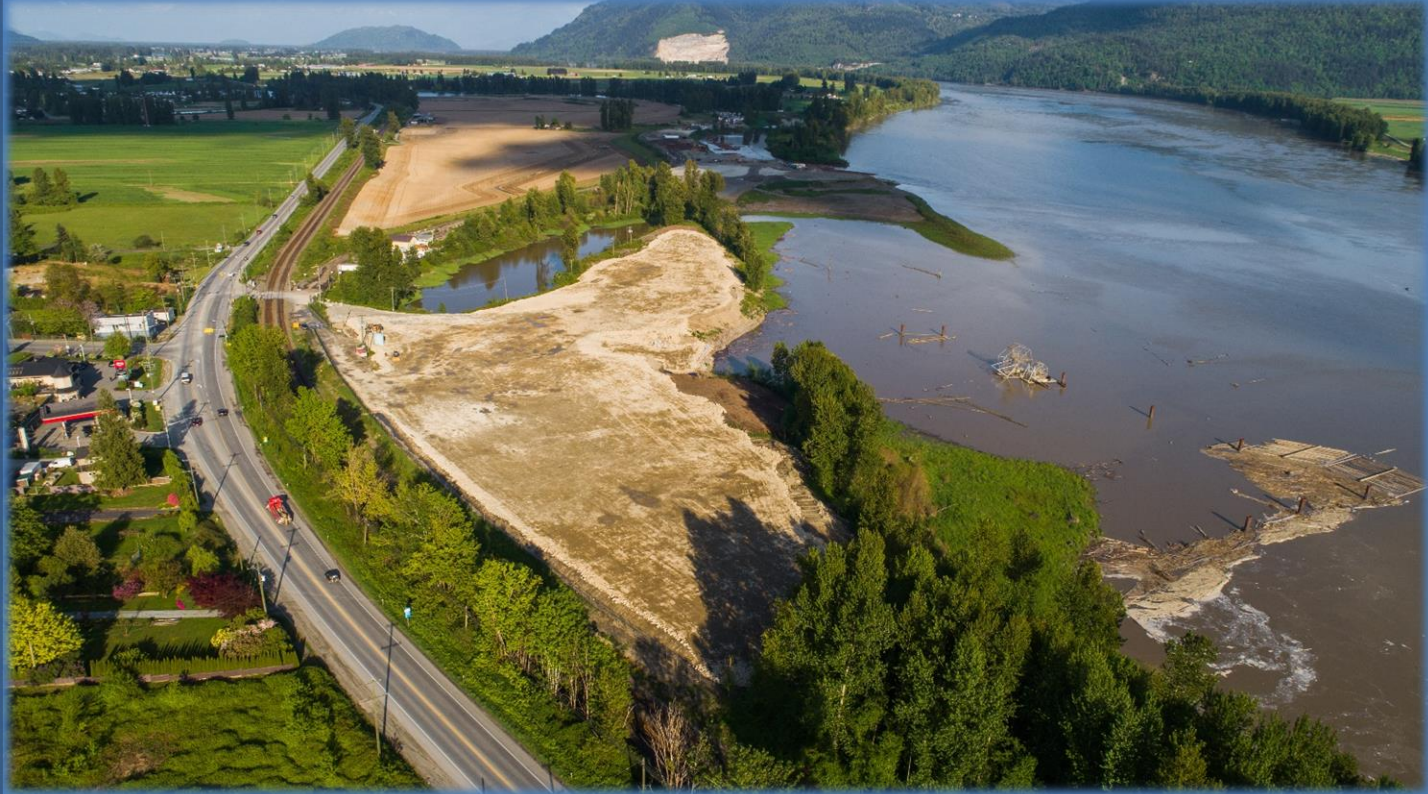


FOR SALE



34980 Loughheed Hwy

604-817-7338

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Legal: PARCEL "A" DISTRICT LOT 6 GROUP 3,
DISTRICT LOT 476 GROUP 1, SECTION 26
TOWNSHIP 17 AND DISTRICT LOTS 3238,
3239, 5962 AND 6773 GROUP 1
NEW WESTMINSTER DISTRICT
REFERENCE PLAN LMP1646

PID: 017-710-308

Taxes: \$139,944.30 (2022)

Lot Size: 10.65 Acres

Building Size: 200,000 Sq. Ft. (See Site Map)

Zoning: ING (Industrial)

PRICE: \$25,000,000.00



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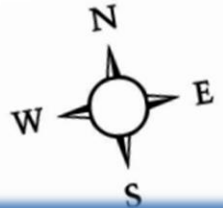


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Building Site Plan



- Total deeded acreage on western piece of 17710308 is 8.96 acres.
- Total buildable acreage on western piece is 6.93 acres.
- Triple J has first right of refusal as the upland owner on PID:0, the 1.24 acres on the south end of the western piece.
- Triple J owns the 1.36 acres of land on the east of the slough with PID: 17710308 and it is all buildable, we just have to fill it.



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- Zoned ING
 - heavy industrial, light industrial, manufacturing, recycling, transportation, warehouse, outdoor/indoor recreation
- Access to Everywhere (On river and beside rail line)
- 3-Phase Hydro on site
- Municipal water and sewer are close



About Abbotsford

Unlike the other Fraser Valley municipalities, Mission is mostly forested upland with only small floodplains lining the shore of the Fraser River. Some benches of farmland rise in succession northwards above the core developed area of the city. Mission was once the heart of the berry industry in the Fraser Valley, with "Home of the Big Red Strawberry" as Mission's slogan in the 1930s and into the 1940s.

The more southerly portion of the municipality is bounded on the west by the lower reaches of the Stave River, which consists mostly of the lake waters of two hydroelectric reservoirs, Stave Lake and Hayward Lake. Although the vast majority of the population of Mission lives well to the east of the Stave, over 50% of the northern land area of the municipality is west and north of that river; its extreme northwest corner is on the far side of upper Alouette Lake. A small portion of the lower Stave still runs free in its last two miles before its confluence with the Fraser at Ruskin; its last three-quarters of a mile forms the border with the larger municipality of Maple Ridge to the west.

The eastern boundary of the municipality roughly coincides with the division between the Mission upland and the alluvial floodplain of Hatzic Prairie, which resembles much of the rest of the Fraser Valley Lowland. The unincorporated communities from Hatzic eastwards through Dewdney and Nicomen Island to Deroche are part of the social and commercial matrix centred on Mission but have never joined the municipality, as is also the case with areas north of Hatzic and Dewdney such as McConnell Creek and Durieu; the local economy and societies are built on dairy, berry and corn farming as well as a large First Nations community at the Indian Reserves of the Leq'a:mel First Nation, formerly known as the Lakahahmen First Nation, on Nicomen Island and Deroche.

Government



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Subject Property

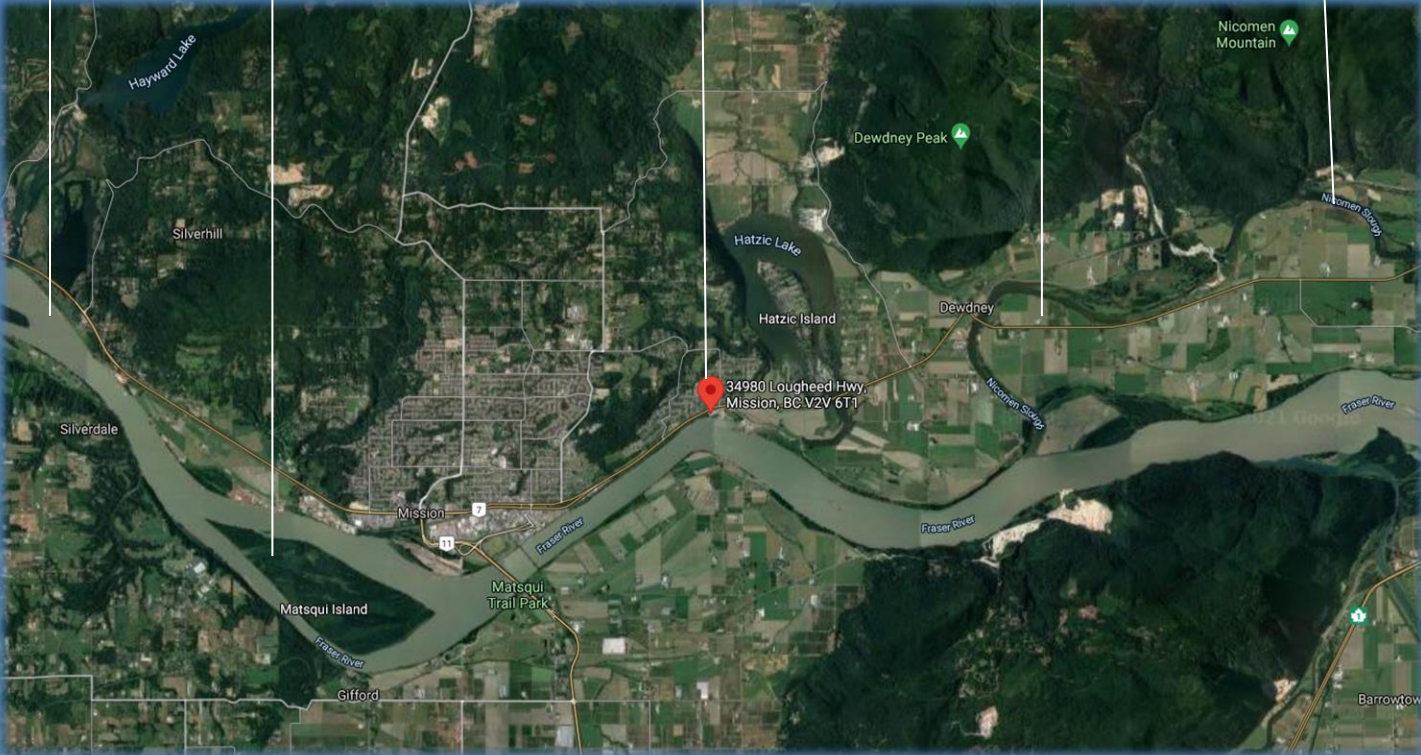
Fraser River

Matsui Island



Lougheed Highway

Nicomen Slough



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The information contained herein has been obtained from sources deemed reliable, but is in no way guaranteed by SUTTON GROUP West Coast Realty or Don Munro. Prospective Buyers/Leasers should make full independent investigation of all facets of the property, including legal and accounting, prior to purchase/lease.