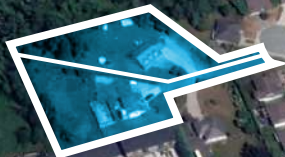


FOR SALE

SUBJECTS



TOWNHOME DEVELOPMENT SITE

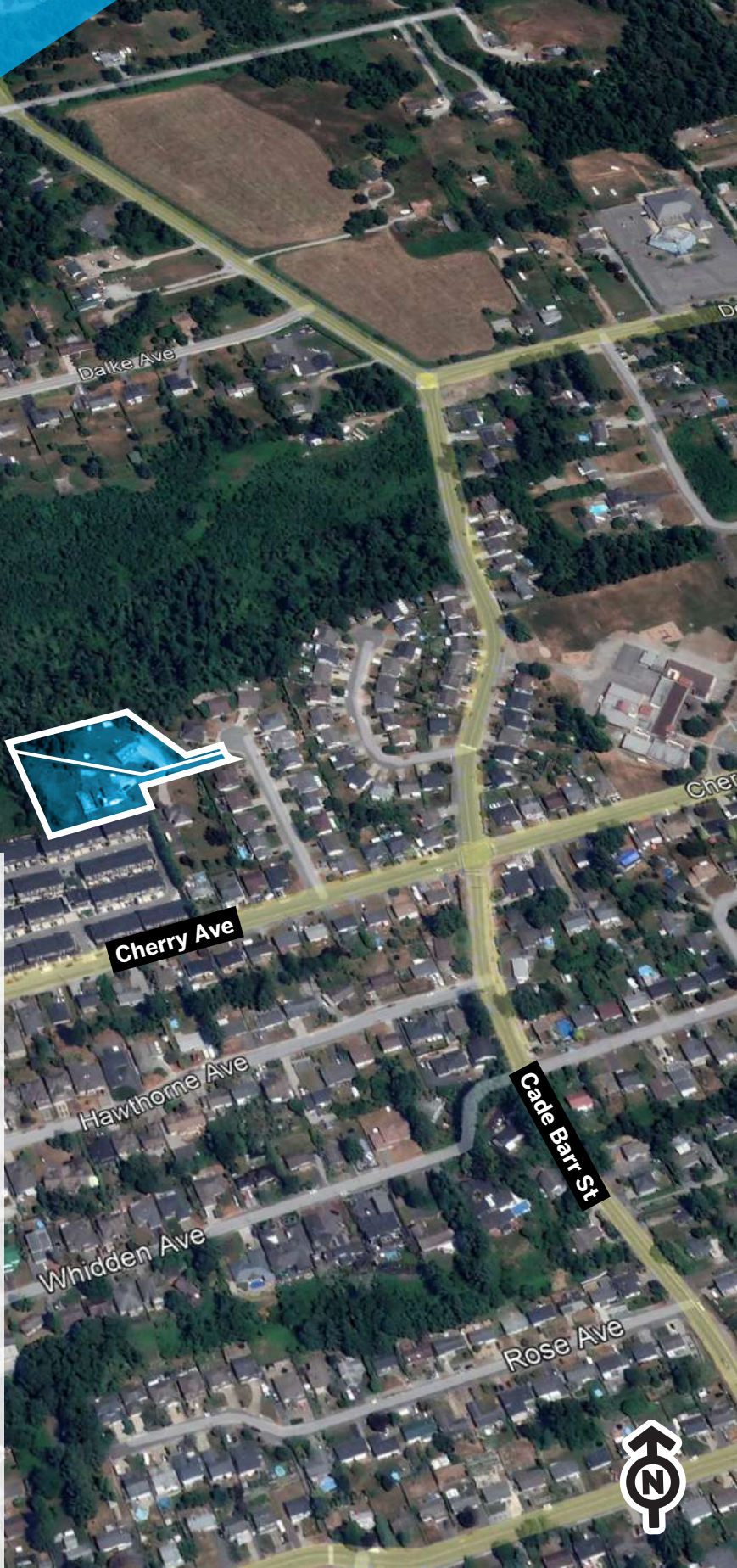
45 TOWNHOMES + 1 SINGLE FAMILY REMNANT LOT

AREA:
Cedar Valley

ADDRESS:
8471 + 8467 Jennings St,
Mission, BC

SIZE:
1.88 Acres

PRICE:
\$8,150,000



HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

**HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.**

Joe Varing - Personal Real Estate Corporation Ltd.
604.565.3478 | info@varinggroup.com

360-3033 Immel Street, Abbotsford, BC V2S 6S2

This document has been prepared by Varing Marketing Group for marketing and general information only. Varing Marketing Group believes the information contained in this information package is correct, but makes no representations or warranties with respect thereto. Interested parties should complete their own independent investigations and enquiries as to the ownership and condition of the property and its suitability for any particular purpose. Not intended to cause breach of existing agency agreement.

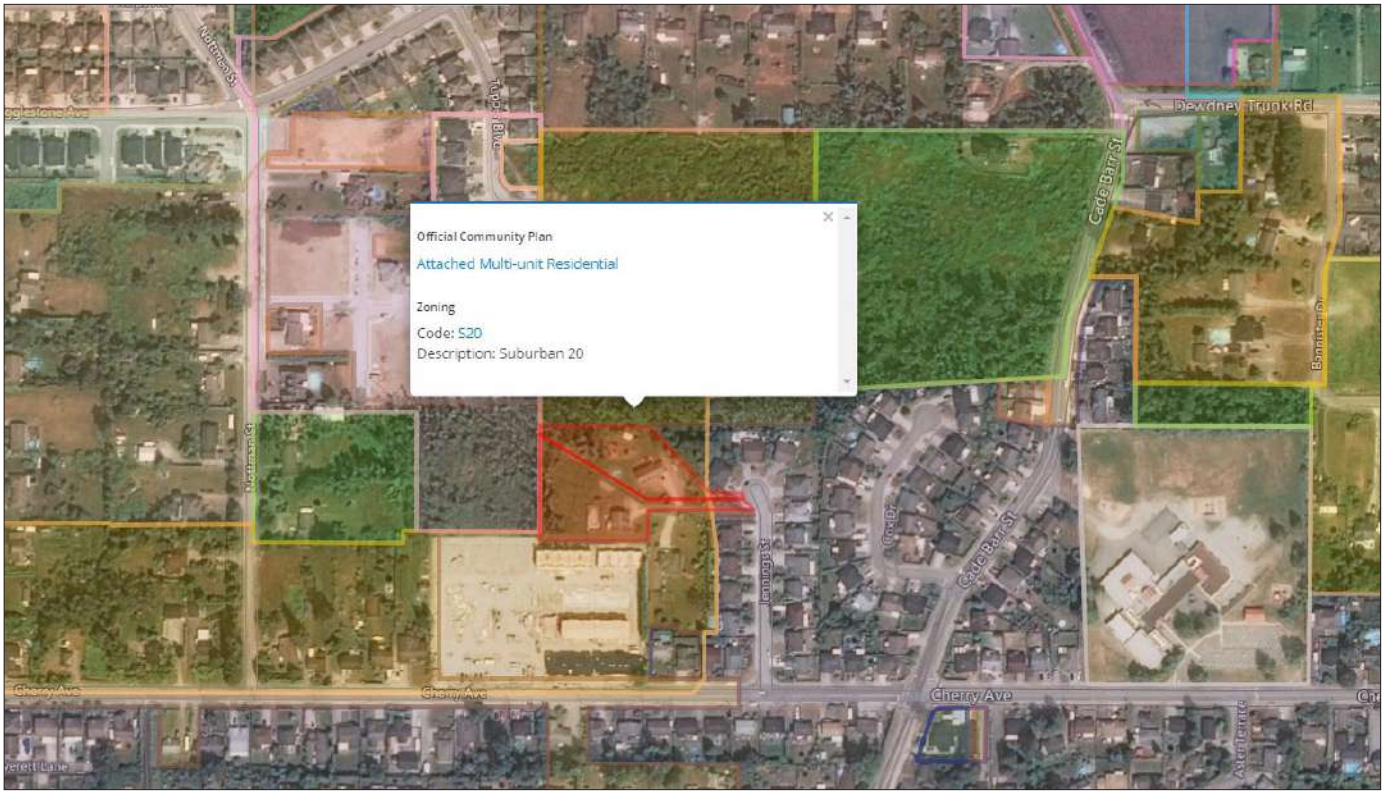
PROPERTY DESCRIPTION

CIVIC ADDRESS: 8471 + 8467 Jennings St, Mission, BC
AREA: Cedar Valley
DESIGNATION: Attached Multi Unit Residential
SIZE: 1.88 Acres

OPPORTUNITY:

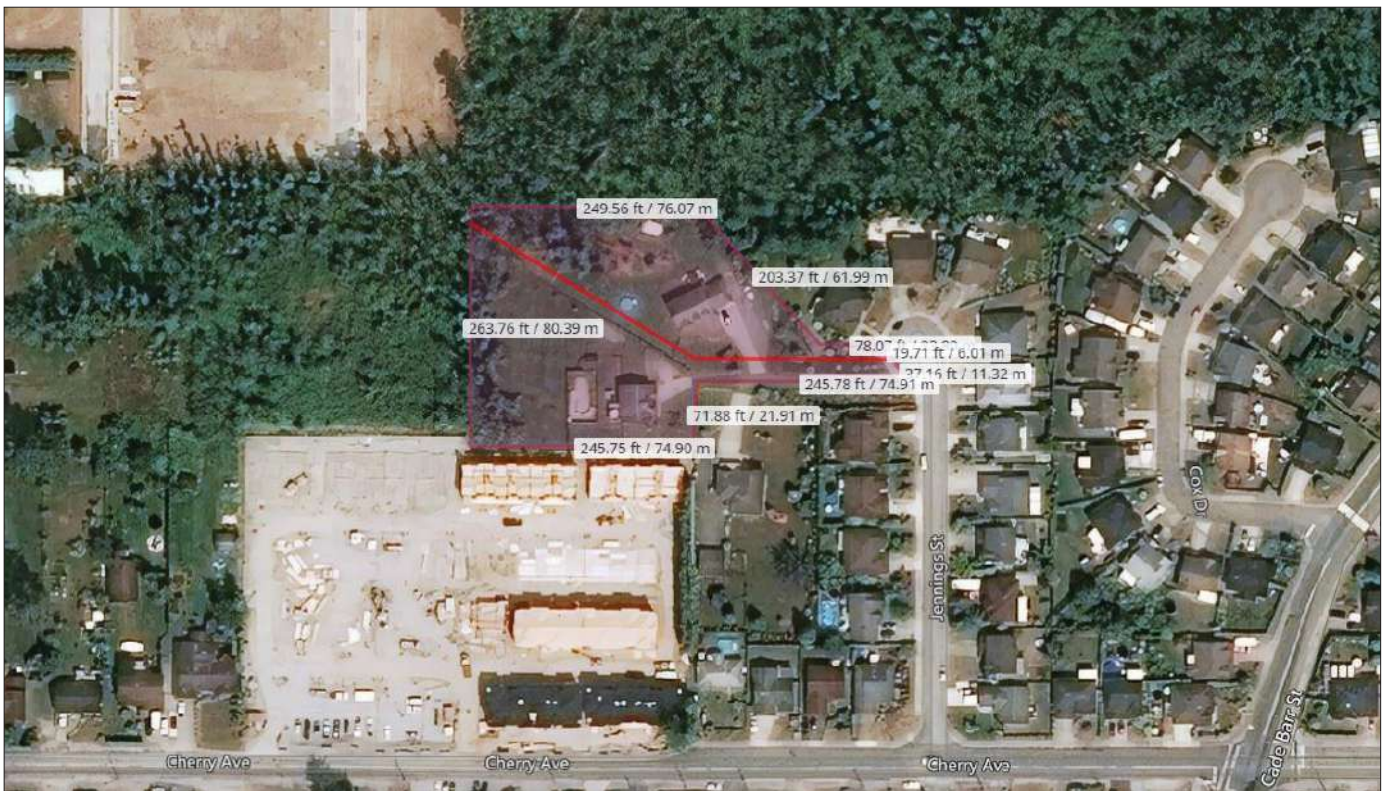
- Designated Attached Multi-Unit Residential – includes apartments, rowhouses, townhouses, or duplexes (1.0 FSR). The applicant has proposed 45 Townhome Units + 1 Single Family Remnant Lot.
- Price: Appx \$180-190K/door + raw lot.
- 2 very well-kept and maintained rental homes. Make it easy to finance/hold till you wait for permits.
- 2 titles. Make it easy to finance/hold till you wait for permits.
- Infill, access from the west. The western neighbor will move forward in due course and bring all required infrastructure to the western PL of the subject.
- Neighboring properties located in Mission's Cedar Valley Plan. In a desirable location – within a 5-minute walk to Edwin S Richard Elementary School and a 5-minute drive to Heritage Park Middle School & Mission Senior Secondary School.
- Amenities such as Centennial Park are located within a quick 3-minute drive.
- Call us for more intel on this.

LEGAL VIEW

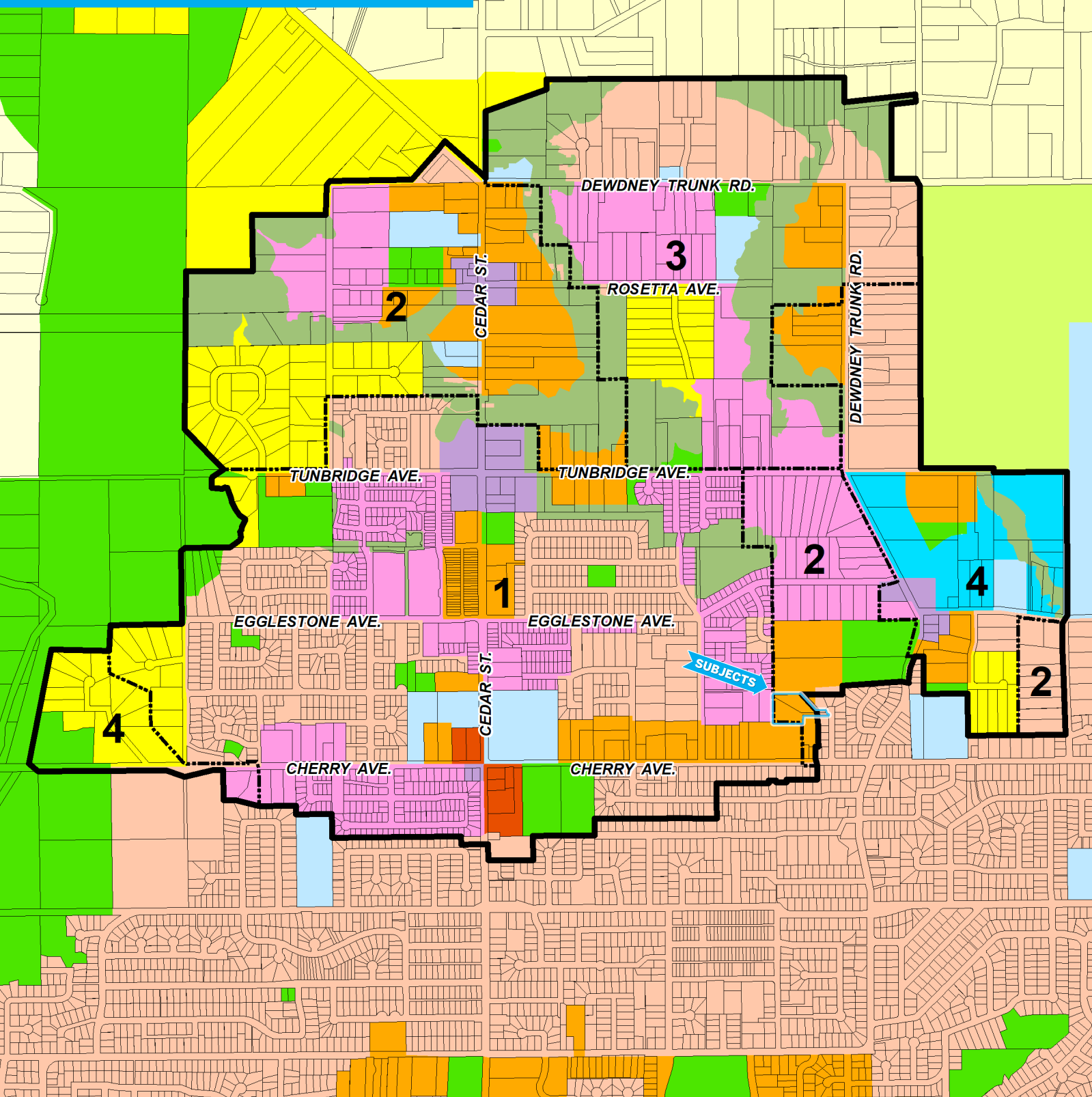



DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS

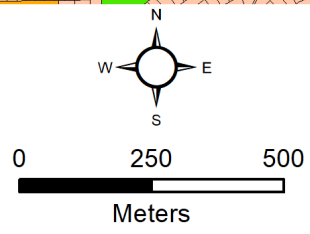


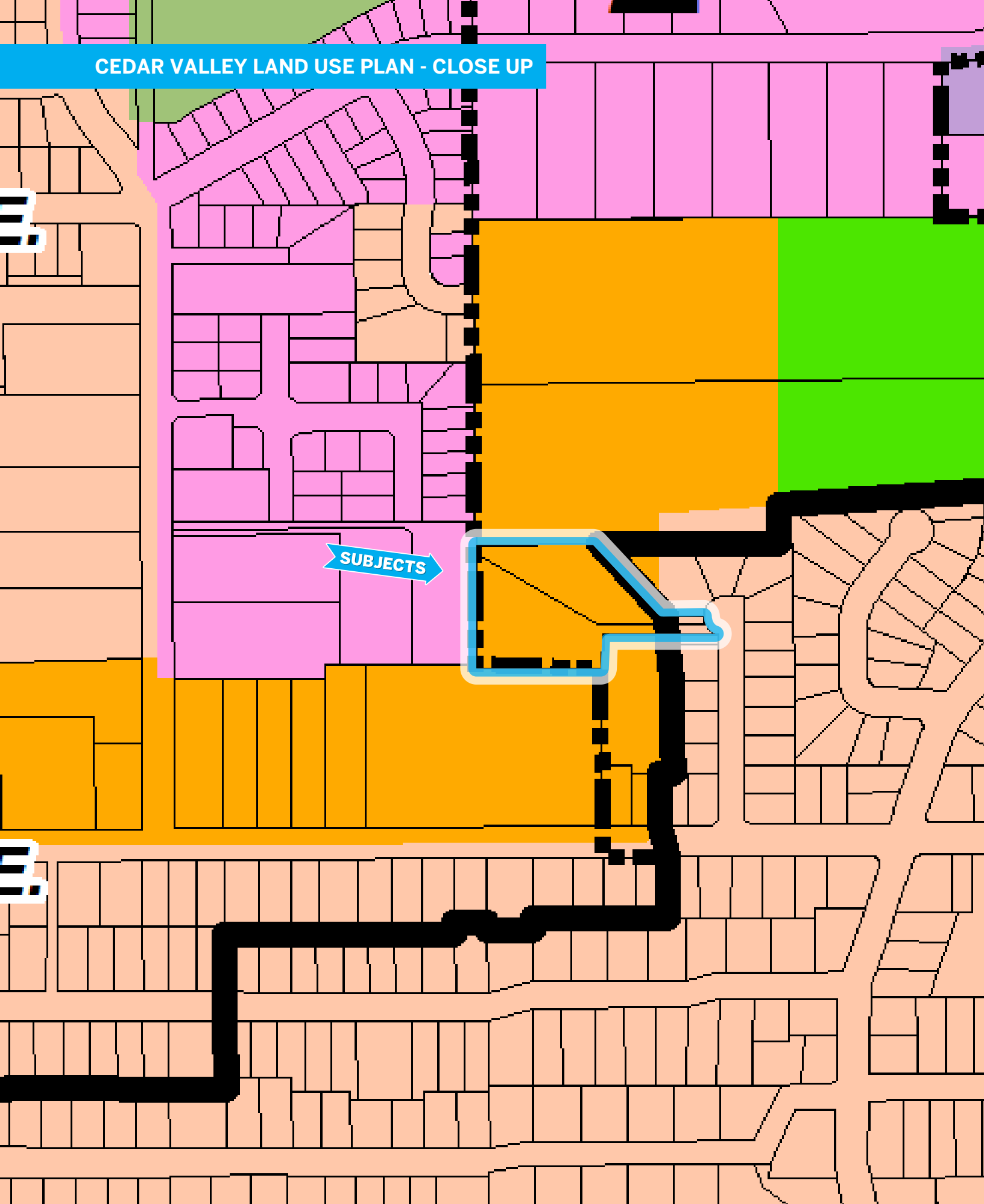
CEDAR VALLEY LAND USE PLAN




Mission
DISTRICT OF
ON THE FRASER
 Cedar Valley
 Local Area Plan
Map 02
 Existing OCP

- | | | |
|---------------------------------|----------------------|--------------------------|
| Cedar Valley Boundary | Urban Compact | Future Employment Lands |
| Phasing Boundary | Suburban Residential | Agriculture |
| Mid Rise Multi-unit Residential | Rural Residential | Protected Natural Assets |
| Attached Multi-unit Residential | Institutional | Parks and Open Space |
| Urban Residential | Neighbourhood Centre | |



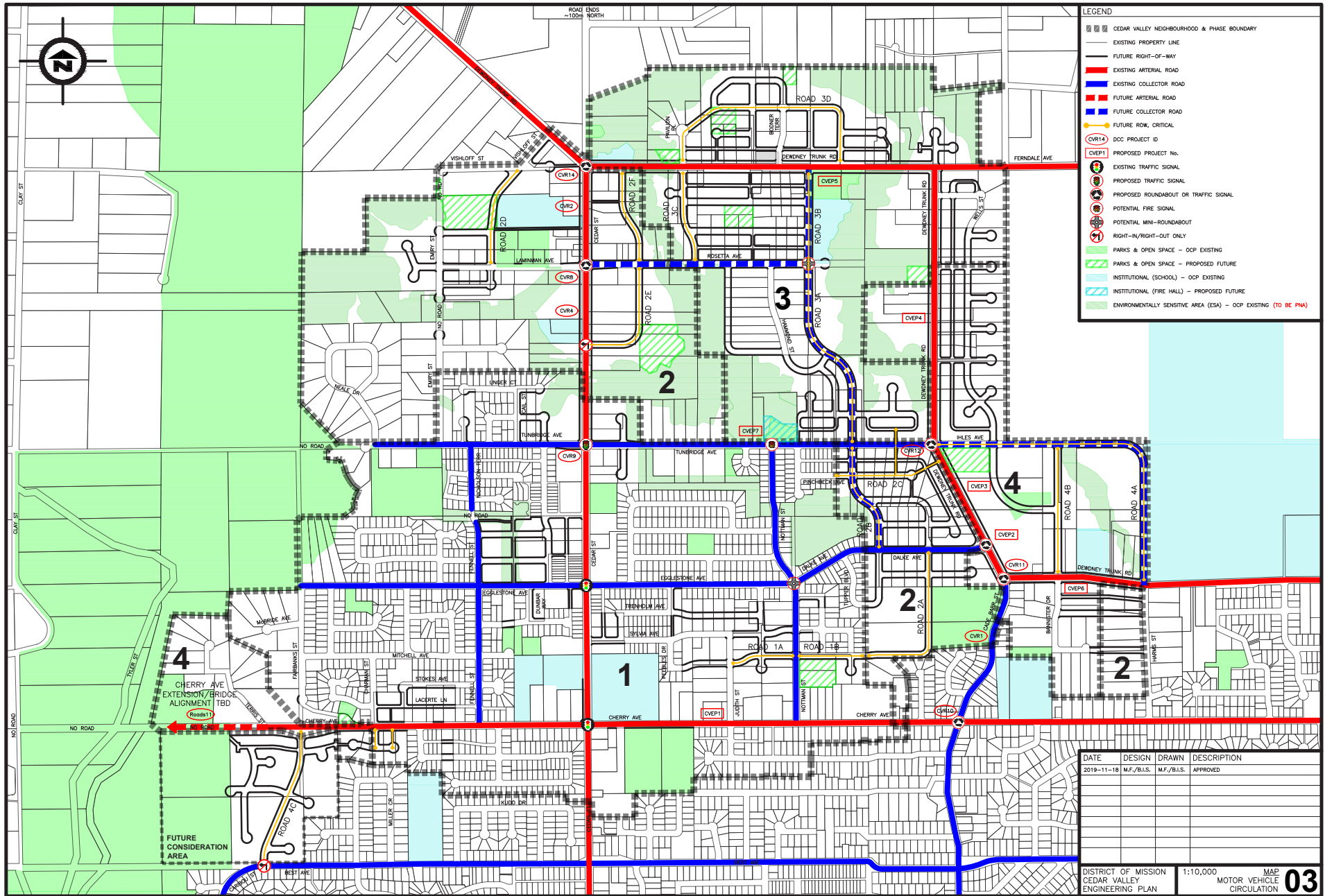


SUBJECTS

NEARBY DEVELOPMENT APPLICATIONS



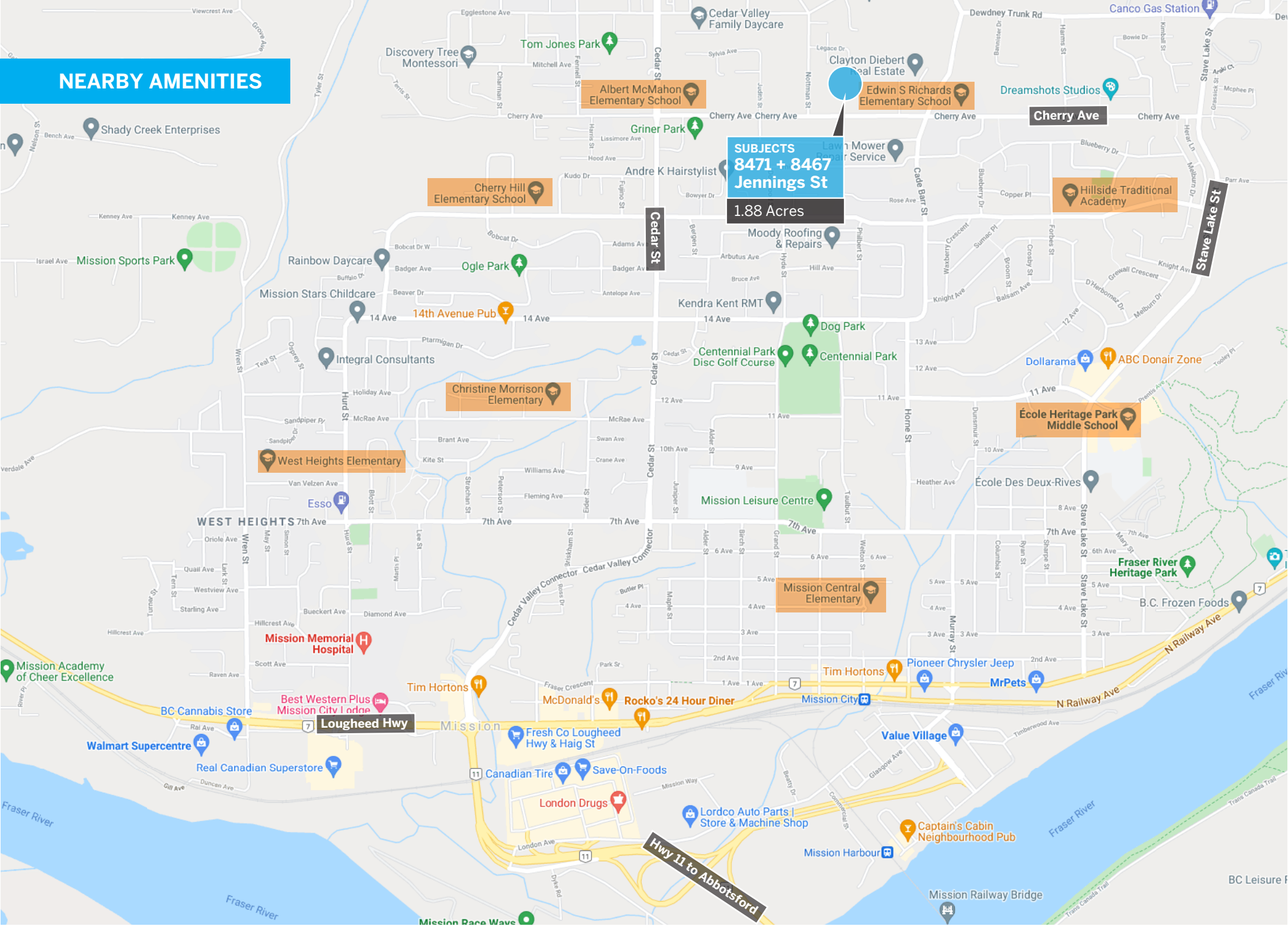
CEDAR VALLEY ROAD NETWORK

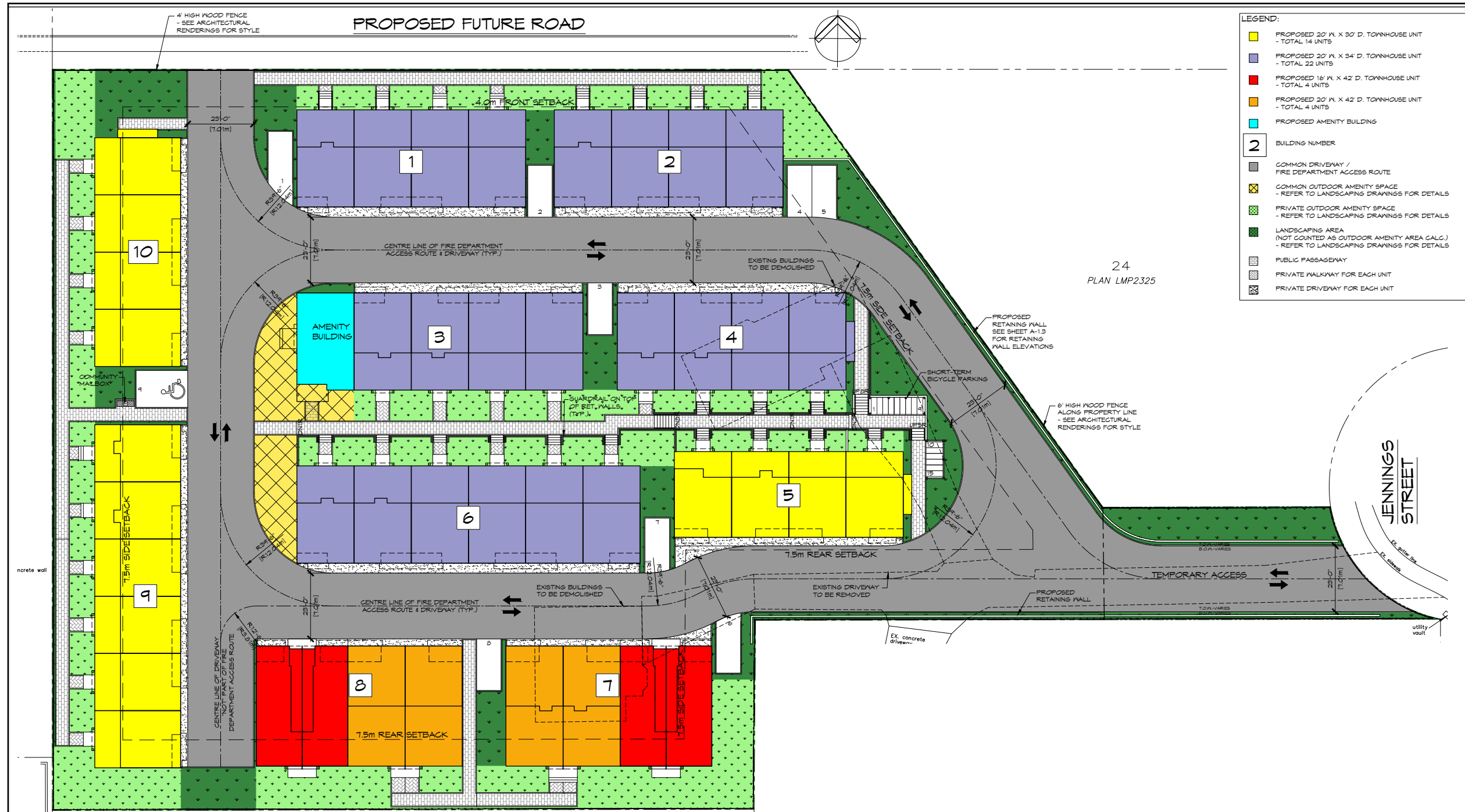


CEDAR VALLEY LOCAL AREA PLAN



NEARBY AMENITIES





LEGEND:

[Yellow Box]	PROPOSED 20' W. X 30' D. TOWNHOUSE UNIT - TOTAL 14 UNITS
[Purple Box]	PROPOSED 20' W. X 34' D. TOWNHOUSE UNIT - TOTAL 22 UNITS
[Red Box]	PROPOSED 16' W. X 42' D. TOWNHOUSE UNIT - TOTAL 4 UNITS
[Orange Box]	PROPOSED 20' W. X 42' D. TOWNHOUSE UNIT - TOTAL 4 UNITS
[Cyan Box]	PROPOSED AMENITY BUILDING
[Number 2 in Box]	BUILDING NUMBER
[Grey Line]	COMMON DRIVEWAY / FIRE DEPARTMENT ACCESS ROUTE
[Yellow Hatched Box]	COMMON OUTDOOR AMENITY SPACE - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
[Green Hatched Box]	PRIVATE OUTDOOR AMENITY SPACE - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
[Green Dotted Box]	LANDSCAPING AREA (NOT COUNTED AS OUTDOOR AMENITY AREA CALC.) - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
[Grey Dotted Box]	PUBLIC PASSAGEWAY
[White Box with Dashed Border]	PRIVATE WALKWAY FOR EACH UNIT
[White Box with Dashed Border]	PRIVATE DRIVEWAY FOR EACH UNIT

1 TEMPORARY ACCESS PLAN
 SCALE: 1/16" = 1'-0"

NOTES:

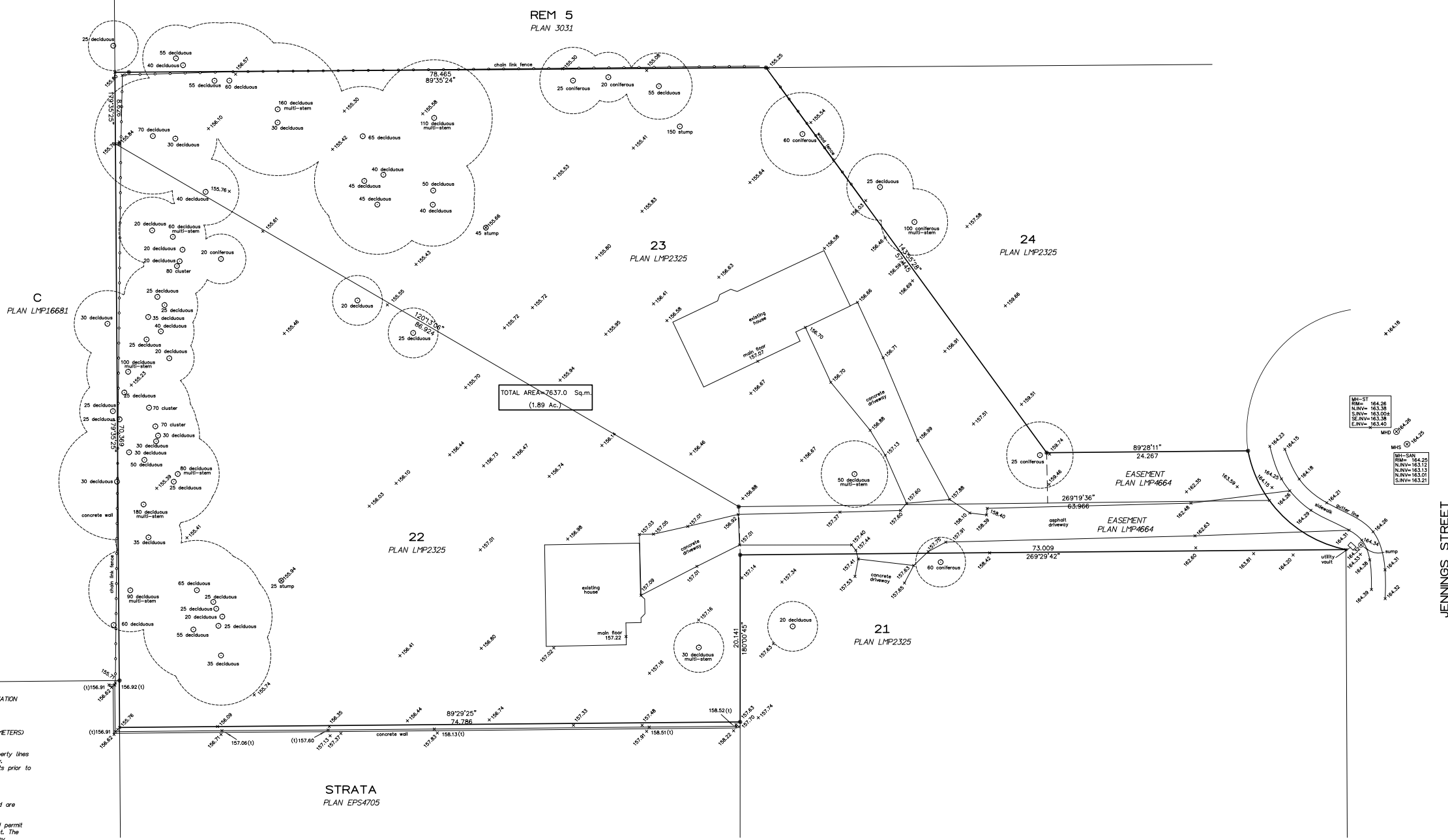
- TEMPORARY VEHICULAR ACCESS TO JENNINGS STREET FOR RESIDENTS WILL BE DEMOLISHED BY DEVELOPER AFTER THE FUTURE MUNICIPAL ROADWAY CONNECTION ON ADJACENT LOT TO THE NORTH IS CONSTRUCTED. (TO BE CONSTRUCTED BY OTHERS).

TOPOGRAPHIC SITE PLAN

TOPOGRAPHIC SITE PLAN OF LOTS 22 AND 23 BOTH OF SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN LMP002325

CIVIC ADDRESS:
8467 & 8471 Jennings Street, Mission
P.J.D. 017-555-574
P.L.D. 017-555-582

SCALE 1 : 250
2.5 0 5 10
ALL DISTANCES ARE IN METRES



- LEGEND**
- ⊙ DENOTES CONTROL MONUMENT FOUND
 - DENOTES LEAD PLUG FOUND
 - DENOTES LEAD PLUG SET
 - DENOTES STANDARD IRON POST FOUND
 - DENOTES STANDARD IRON POST SET
 - MS DENOTES SANITARY MANHOLE
 - MS DENOTES STORM MANHOLE
 - ⊙ DENOTES TREE AND CANOPY EXTENT
 - x DENOTES GROUND ELEVATION
 - () DENOTES TOP OF RETAINING WALL ELEVATION

Lot dimensions are derived from Field Survey
Elevations are Geodetic (CVD28 GPRD-2018 - IN METERS)
Derived from RTK-GNSS observations.
Invert elevations and offsets of services from property lines
are derived from municipal records and field survey.
Contractor to verify all service locations and inverts prior to
construction.
Spot elevations along curb are taken in gutter
Tree diameters are taken at 1.4m above grade and are
shown in cm.
This Plan was prepared for architectural design and permit
purposes, and is for the exclusive use of our client. The
signatory accepts no responsibility or liability for any
damages that may be suffered by a third party as a
result of reproduction, transmission or alteration to this
document without consent of the signatory.

CERTIFIED CORRECT
DATED: THE 18TH DAY OF MARCH, 2022
BCLS
Fanny Philip

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