

1 7252 RIVER PLACE
MISSION, BC

NEW PRICE!



FOR SALE
Strata Unit

IPG

**ICONIC
PROPERTIES
GROUP**

 **STONEHAUS**
REALTY



OPPORTUNITY

DETAILS

Iconic Properties Group is pleased to present an exceptional industrial strata warehouse in the Silver Creek Business Park neighbourhood of Mission, BC.

With over \$200,000 in upgrades, including the addition of a new mezzanine, and its attractive features, such as its grade loading, expansive windows, high ceilings, and two separate entrances, this spacious warehouse, currently operating as a woodworking shop, has massive potential and is perfect for a wide variety of uses due to its INBP1 Zoning. While it already boasts two bathrooms, the second bathroom requires completion, presenting an exciting opportunity for customization.

In addition to its remarkable features, the property has a beautifully built-out office space, offering the opportunity to rent out a portion of the unit separately and generate extra income.

| | | |
|----------------------------|-----------------------------------|------------|
| CIVIC ADDRESS | 1 - 7252 River Place, Mission, BC | |
| PID | 027-862-534 | |
| NEIGHBOURHOOD | Silver Creek Business Park | |
| ZONING | INBP1 - Industrial Business Park | |
| TOTAL BUILDING SIZE | 4,000 sqft | |
| MEASUREMENTS | Warehouse | 3,000 sqft |
| | Mezzanine | 650 sqft |
| | Office | 350 sqft |
| LOADING TYPE | 1 Grade Loading Door | |
| YEAR BUILT | 2009 | |
| PROPERTY TAX (2023) | \$14,995.87 | |
| NEW PRICE | Contact For Price | |

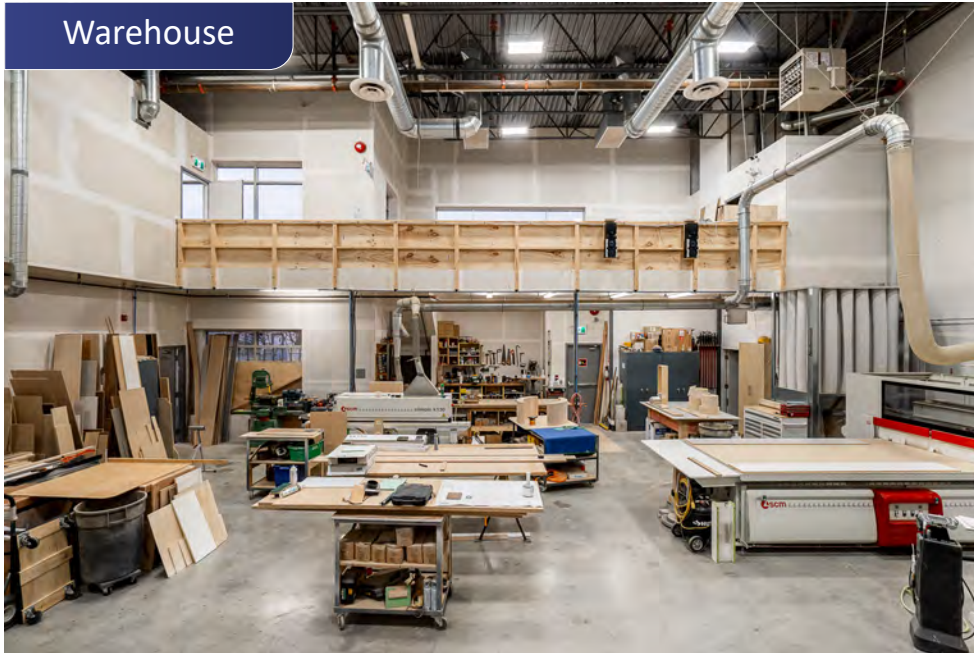
Loading Door



Warehouse



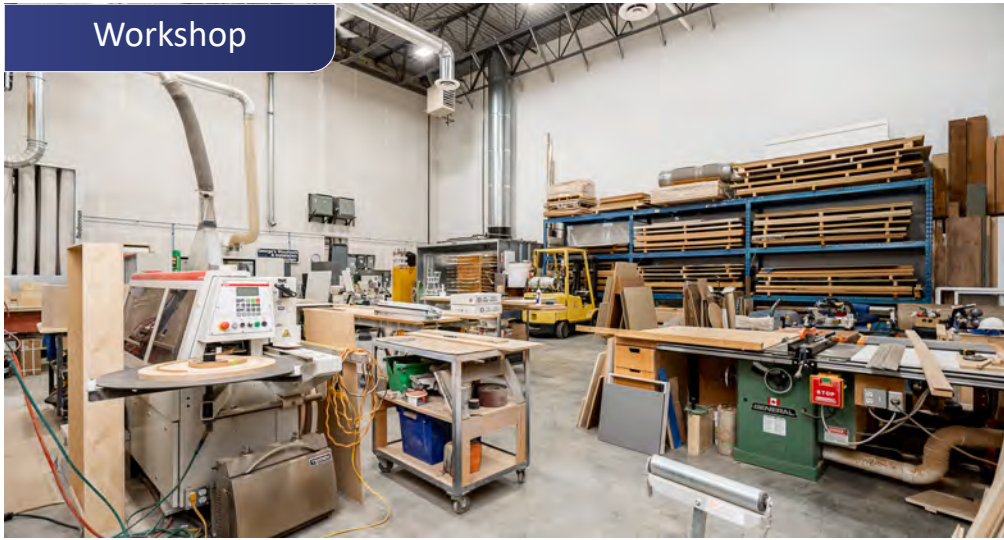
Warehouse



Mezzanine Level



Workshop



Second Floor Office



Lounge Area



Restroom



37,864
VEHICLES PER DAY

Along Route 7, 0.1 km west of Route 11, Mission

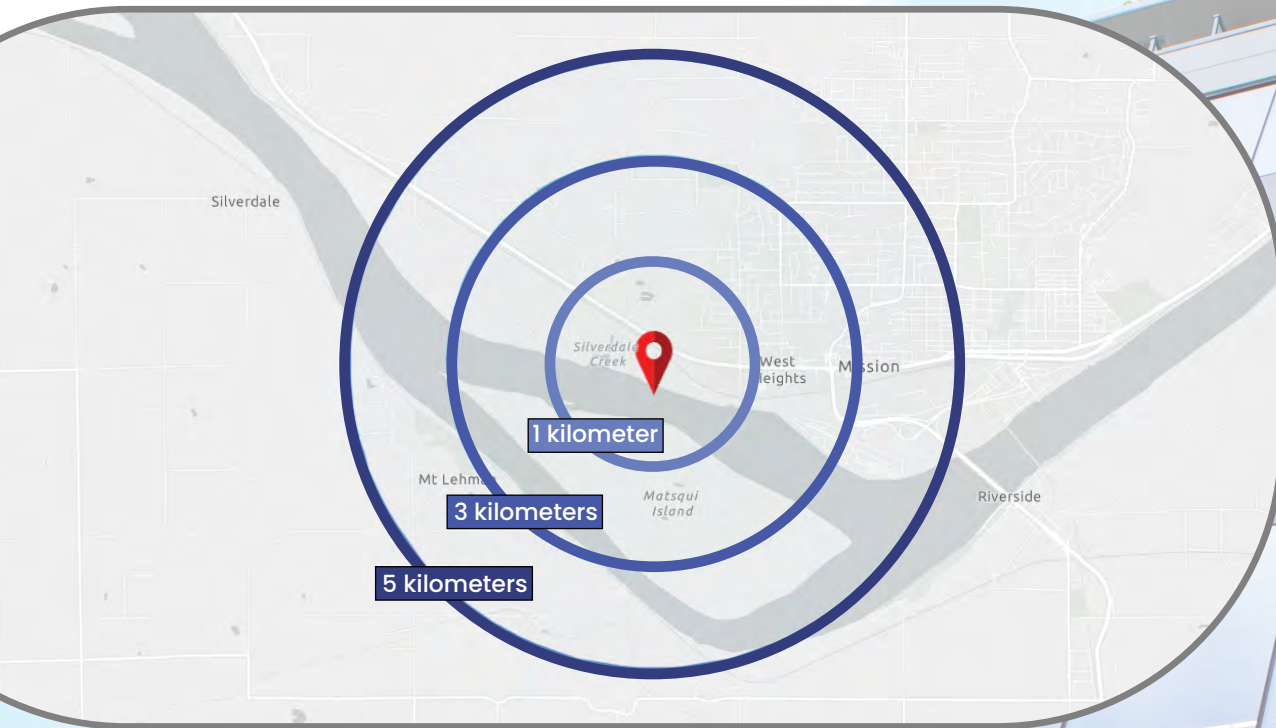
Walk Score
57

Transit Score
43

Bike Score
33

DEMOGRAPHICS

LOCATION



Originally inhabited by the Stó:lō First Nations people, the dynamic and rapidly growing city of Mission, BC is now home to a diverse population of over 41,000 residents.

Mission is situated on the north bank of the Fraser River, and is just 30 minutes away from the US border, making it a convenient and scenic location to start new opportunities.

The property is located in the high-end Silver Creek Industrial Business Park in Mission. With new developments happening within the immediate area, this neighborhood is a highly coveted, up-and-coming destination for the city of Mission.

The Subject property is located in an Industrial Business Park Zone.

| Distance | 1 km | 3 km | 5 km |
|--|--------------|--------------|--------------|
| Population (2024) | 1,032 | 14,244 | 37,259 |
| Population (2025) | 1,031 | 14,453 | 38,380 |
| Projected Annual Growth (2024 - 2025) | -0.09% | 1.47% | 3.01% |
| Median Age | 40.2 | 40.0 | 39.5 |
| Average Household Income (2024) | \$116,447.71 | \$109,797.06 | \$119,508.44 |
| Average Persons Per Household (2024) | 2.9 | 2.9 | 3.0 |

NEAR BY AMENITIES



Subject Property

FOOD & DRINK

- 1 Blenz Coffee
- 2 Mission Springs Brewing Company
- 3 Fatburger Mission
- 4 The Wee Chippie Fish & Chips
- 5 Sangam Restaurant & Catering
- 6 Ricky's Country Restaurant Mission
- 7 Starbucks

SHOPS & SERVICES

- 1 Otter Co-Op Food Store (coming soon)
- 2 Walmart Supercentre
- 3 Petro-Canada
- 4 Rona Building Supplies
- 5 Mission Memorial Hospital
- 6 Real Canadian Superstore
- 7 FreshCo

PARKS & RECREATION

- 1 Mission Lawn Bowling Club
- 2 Mission Race Ways
- 3 SilverCity Mission Cinemas

EDUCATION

- 1 West Heights Elementary
- 2 Frasersview Learning Centre

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STONEHAUS
REALTY

NOTHING BUT ICONIC

*Personal Real Estate Corporation