

**LOCATION:**

This property is located within the designated Mission industrial park. It backs onto the Canadian Pacific Railway right of way and is adjacent to Junction Mall.

**LEGAL:**

Lot 3, District Lot 410, 412 & 165, Land District 36, Plan 64711

**SITE SIZE:**

3.921 acres

**ZONING:**

M-3 Industrial. The intent of the zoning is to provide for low impact industrial, warehouse and accessory offices.

**SITE PREPARATION:**

The easterly portion of the site has been pre-loaded to accommodate a 20,000 sq ft building with floor loading of 325 lbs per sq ft. It is ready to build upon. The westerly portion of the site has been levelled and compacted.

**PRICE:**

\$2,548,650 or \$650,000 per acre.

**NOTE:**

The owner may subdivide the site into two lots.

**For More Information Please Contact:**

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