



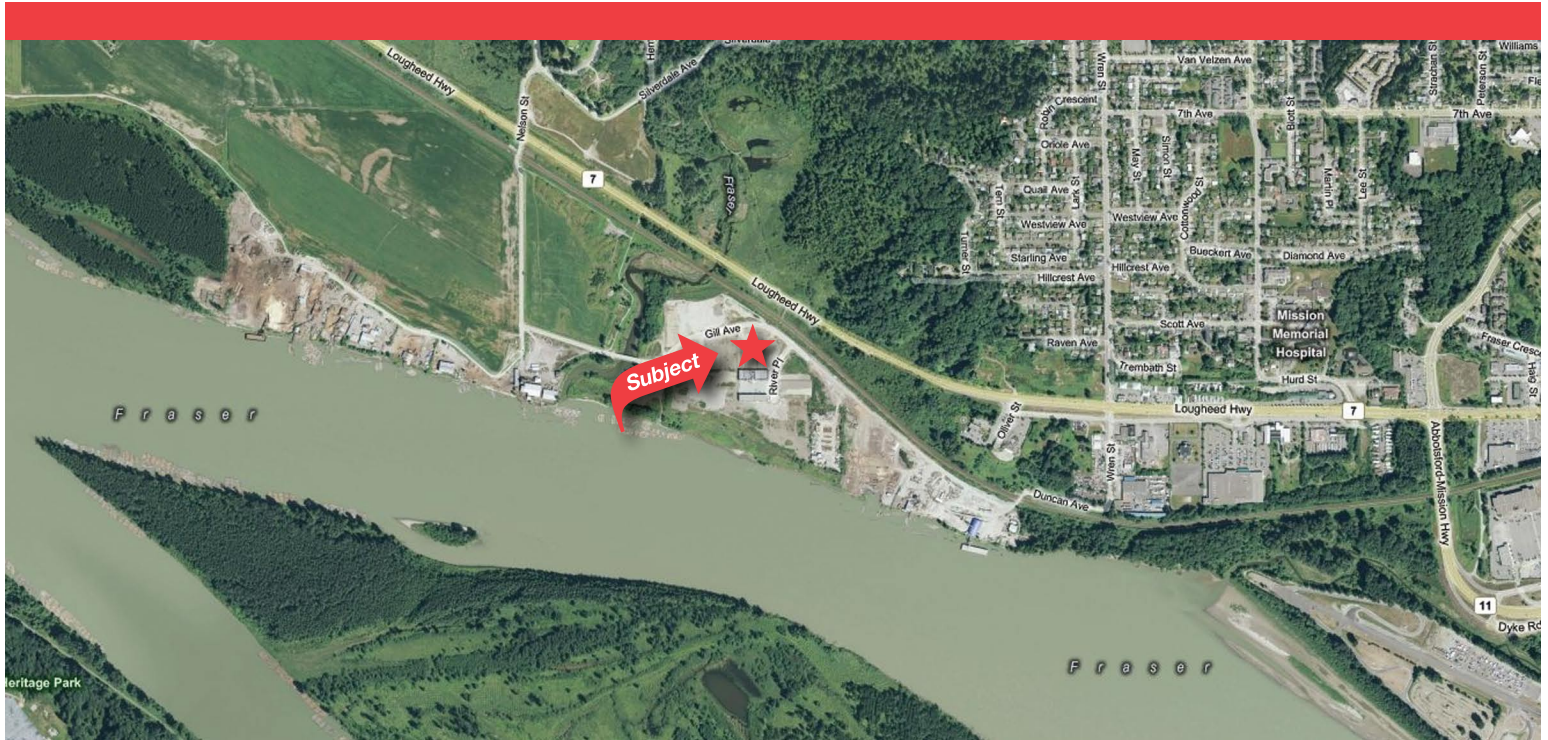
## Silver Creek Industrial Park

### 7280 River Place & 7289 Frasersview Place

- Two Lots
- Zoning Allows Outside Yard Storage
- Best Priced Industrial Land In The Lower Mainland

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**The Opportunity:**

To acquire two 1-acre industrial parcels in one of the fastest growing municipalities in the Lower Mainland.

**Location:**

The subject parcels are located within the Silver Creek Industrial Park of Mission. Located on the Lougheed Highway, just west of downtown Mission and approximately 15 minutes to the Golden Ears Bridge.

**Available:**

Lot 1: 7280 River Place is 0.995 acres and offers exposure to Lougheed Highway.

Lot 16: 7289 Fraserview Place is 0.995 acres and is a corner location at Gill Avenue and Fraserview Place.

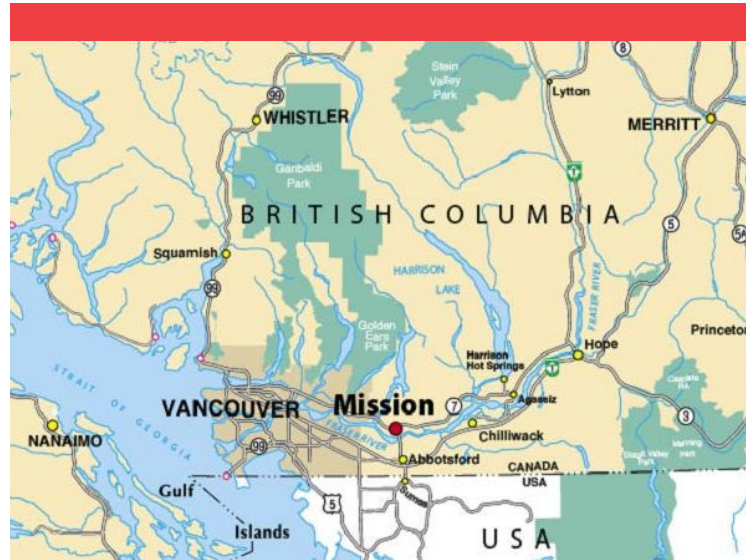
**Legal Descriptions:**

Lot 1, Section 19, Township 7, Group 1, NWD Plan BCP15619 PID 026-211-670

Lot 16, Section 19, Township 7, Group 1, NWD Plan BCP15619 PID 026-211-807

**Zoning:**

Industrial Business Park One Zone (INBP1) allows a wide array of industrial, some retail and outside storage uses.



**Gross Taxes (2011):**

\$9,181.87 (each lot)

**Assessments (2011):**

\$402,000 (each lot)

**Sale Price:**

\$429,000 (each lot)