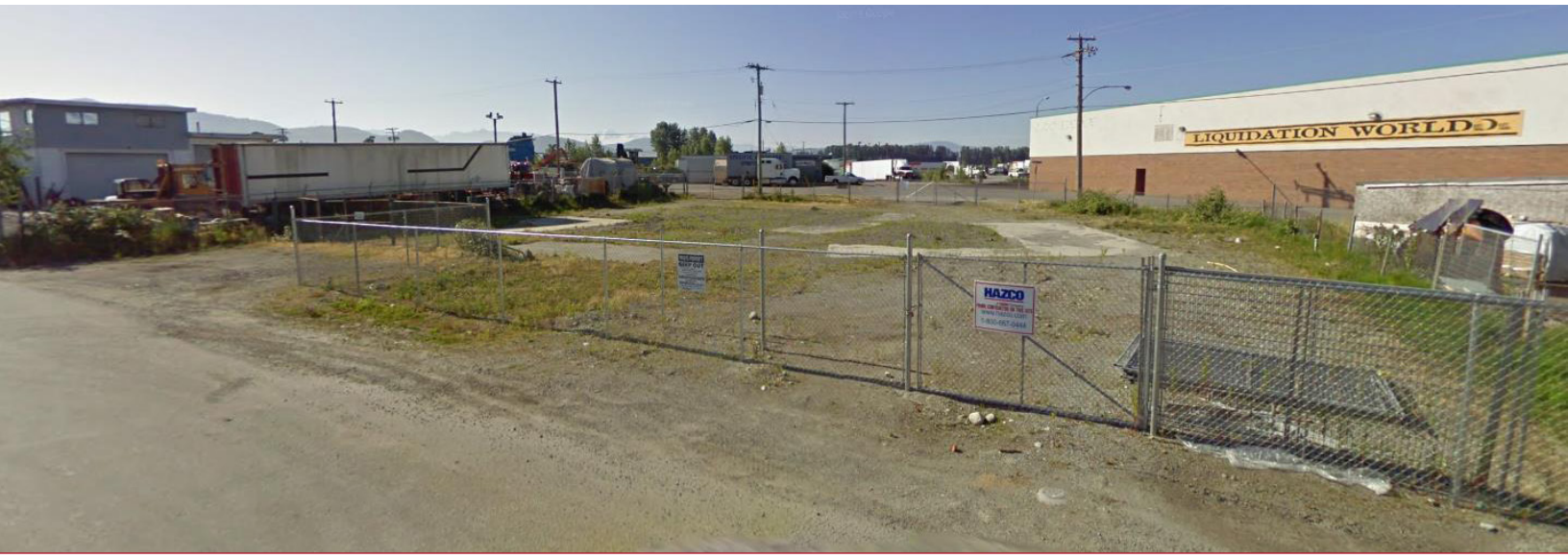
FOR SALE

33452 THOMPSON AVENUE
MISSION, BC

±16,553 SF DEVELOPMENT SITE





Craig Haziza
Personal Real Estate Corporation
Vice President
604 831 2823
craig.haziza@cushwake.com

FOR SALE

33452 THOMPSON AVENUE
MISSION, BC

LOCATION
The property is located on Thompson Avenue in the City of Mission, BC and is about 70 km east of Vancouver and approximately 20 kilometres to the US border. Neighbouring municipalities include Maple Ridge to the West, Abbotsford to the South and Chilliwack to the East. Founded in 1892, Mission, BC is home to a population of over 41,000 residents.

SITE DESCRIPTION
The site is irregular in shape and offers frontage on Thompson Avenue of approximately 137 feet and on Broadway Avenue of approximately 104 feet. The total site is estimated to be **±16,553 square feet**.

The property is level and fenced.

LEGAL DESCRIPTION
Lots 14 & 15 District Lot 411 Group 1
New Westminster District Plan 9716
PIDs: 011-437-057 & 011-437-065

SERVICES
All City services are available to the site.

ENVIRONMENTAL
The Vendor has conducted on and off -site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial Oil will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). Prospective purchasers are encouraged to review these reports and the OTP including the schedules prior to submitting a Letter of Intent.

The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Certificate of Compliance for the property prior to closing.

ZONING
The subject site is currently zoned ING– General Industrial.
The intent of this zoning is to provide for a mix of industrial uses.

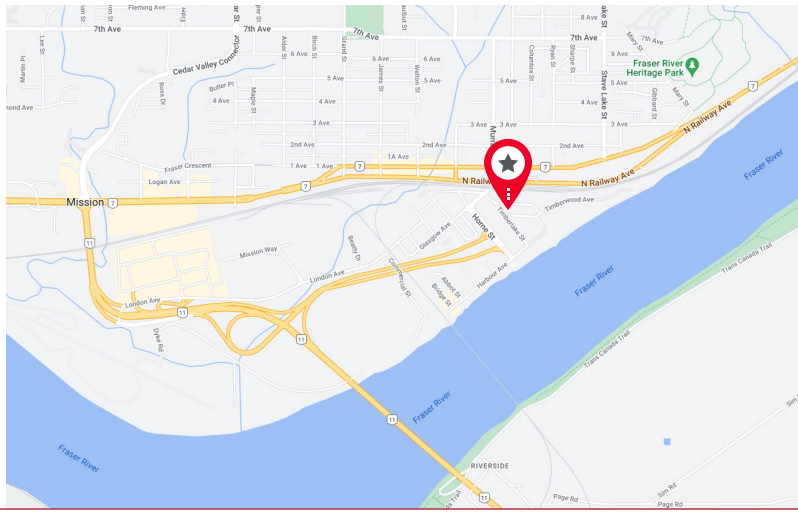
OFFICIAL COMMUNITY PLAN
Waterfront Comprehensive Planning Area
The property is located in a 296 acre region that Mission would like to see revitalized including a walkable and connected waterfront. The expectation is that this property will remain light industrial for the foreseeable future.

PROPERTY TAXES
$17,400.97 (2025)

ASKING PRICE
The Vendor has elected not to establish an asking price for the property.

OFFERING PROCESS
The Vendor, Imperial Oil Limited (IOL), will consider the submission of Letters of Intent (LOI) on IOL's standard form, a copy of which shall be provided to qualified purchasers, and a copy of which is included in the Confidential Data Room. All Letters of Intent must be received by the Vendor's Exclusive Agent, Cushman & Wakefield ULC.





Craig Haziza
Personal Real Estate Corporation
Vice President
604 831 2823
craig.haziza@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (02/23/bg)