

**DEVELOPMENT OR HOLDING PROPERTY -
MIXED-USE ZONING - UP TO 6 STOREYS!**

Rare Commercial Zoned Adjoining Properties

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real

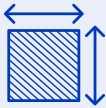
OPPORTUNITY

Two adjacent properties are designated "COMMERCIAL" in Mission's OCP. 2025 OCP update proposes a "Neighbourhood Centre" designation, expanding the uses to include commercial, mixed-use residential, multi-unit residential, and institutional zones! Lots of potential uses such as: Daycare, restaurants, professional offices (Pharmacy, medical), Fitness studio or gym, and much more! Mixed use potential with residential units above commercial spaces. Can build up to 6 storeys, offering flexibility for various development plans. Strategically located connecting you to the Cedar Valley and the expanding residential neighborhoods. Seize this opportunity to invest in Mission's evolving landscape.

HIGHLIGHTS



Unique assembly opportunity of 2 properties
with a rare commercial designation



Combined site area of nearly 0.45 Acres



Prime location on Cedar, an arterial route with significant traffic count



Endless business opportunity with significant uses such as Daycare, Medical and so much more!



Mixed Use zoning allowing for up to 6 storeys

SALIENT DETAILS



ADDRESS: 7642 Cedar Street, Mission
PID: 012-399-507
LEGAL: LOT 4, PLAN NWP1859, SECTION 21,
TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT
SITE AREA: 9,840 sq ft
ZONING: R558
OCP DESIGNATION: Neighbourhood Centre



ADDRESS: 7624 Cedar Street, Mission
PID: 000-741-337
LEGAL: LOT 3, PLAN 1859, SECTION 21, TOWNSHIP 17,
NEW WESTMINSTER LAND DISTRICT
SITE AREA: 9960 sq ft
ZONING: S20 - R558
OCP DESIGNATION: Neighbourhood Centre

PROPERTY OVERVIEW

9840
Sqft
Lot

9960
Sqft
Lot

164.46' DEPTH

164.43' DEPTH

7642 CEDAR ST

7624 CEDAR ST

60.02'

60.3'

FRONTAGE

FRONTAGE

7642 Cedar Street, Mission



919,900



0.23 Acres



\$3000/mo

Each property is improved while a dwelling and currently tenant occupied. 7642 Cedar is the larger of the two homes and includes a rental suite.

7624 Cedar Street, Mission



919,900



0.23 Acres



\$1750/mo

Unique opportunity to invest into these holding properties or commence a development application immediately with a myriad of unique uses in this mixed use zoning allowing for commercial below and residential above.

Properties to be sold together.

USES - Neighborhood Centre

Entertainment

Banquet Hall
Pool and Billiard Hall

Food & Beverage

Restaurant (Major)
Restaurant (Minor)

Institutional

Artisan Studio
Child Care Centre
Civic Assembly

Office

Office (General Use)
Office (Medical Office)

Personal Services

Barbershop
Body Art & Tattoo Parlour
Drycleaner
Hair & Body Salon
Spa
Tailor

Recreation

Indoor Recreation Facility

Residential

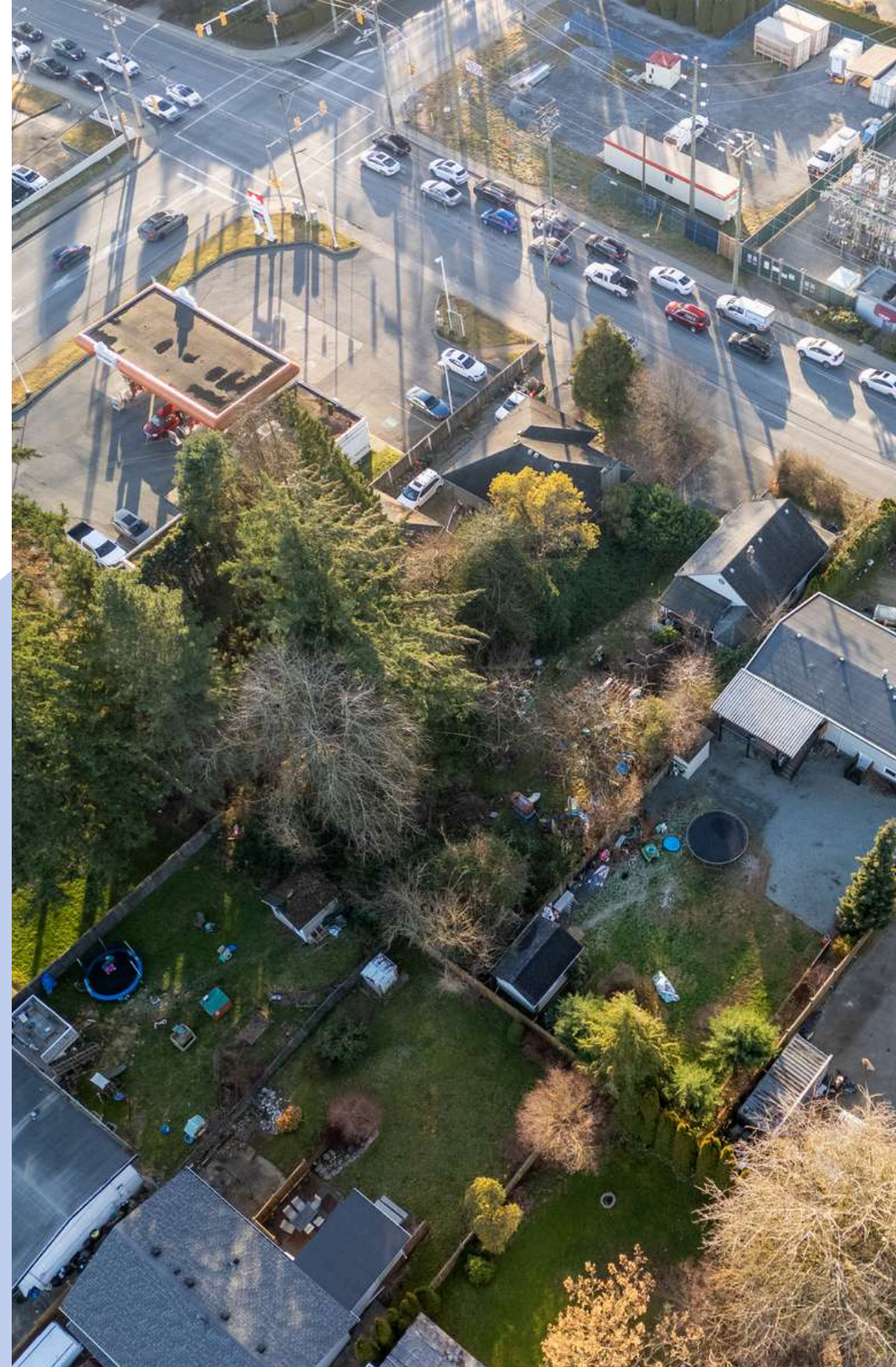
Apartments (with conditions)

Retail

Auction – Retail
Cannabis Retail Store
Liquor Store
Retail (Food Store)
Retail (Major)
Retail (Minor)
Retail (Pharmacy)
Shopping Centre

Service

Animal Daycare
Beverage Return Centre
Community Service
Drive-through Service
Financial Services
General Service Use
Veterinary Clinic



MISSION OCP LAND USE PLAN

**ATTACHED
MULTI UNIT
RESIDENTIAL**

**URBAN
RESIDENTIAL**

INSTITUTIONAL

7642 CEDAR ST

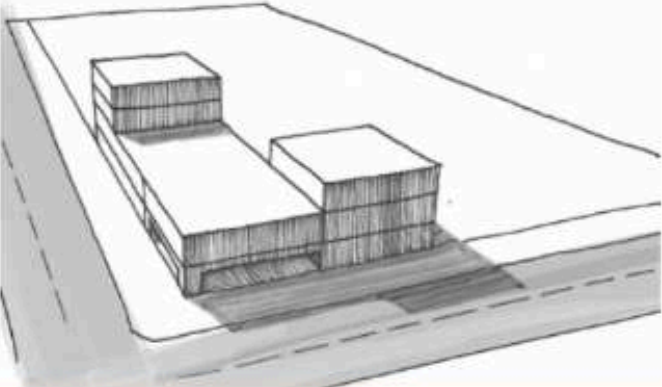
7624 CEDAR ST

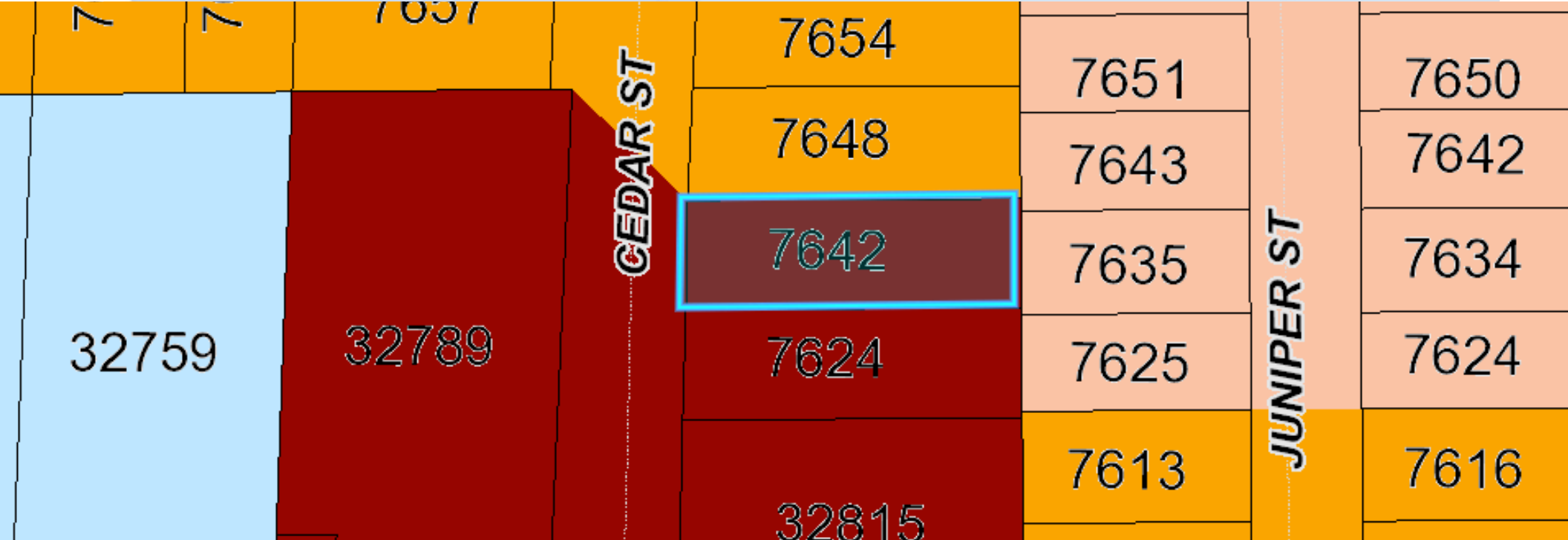
COMMERCIAL



OFFICIAL COMMUNITY PLAN

Attached Multi-unit Residential

OCP Designation	Characteristics	Land Uses	Density
<p>Neighbourhood Centre (only those areas identified within the Zoning Bylaw)</p> 	<ul style="list-style-type: none"> • Mid-rise buildings, or buildings up to a maximum of 6 storeys with density bonusing • Heights are initially limited to 4 storeys (taller and varied building heights may be possible through a neighbourhood plan) • Includes Cedar Valley, Silverdale Neighbourhood One Core, and Silverdale Gateway • Refer to DPA guidelines 	<ul style="list-style-type: none"> • Mixed-use (residential, industrial and commercial) • Commercial (4,000 m² commercial retail unit maximum) 	<ul style="list-style-type: none"> • 0.2 to 1.5 FSR • Up to a maximum 2.0 FSR with the provision of a Significant Community Benefit in accordance with the Zoning Bylaw





LOCATION

Nestled in the heart of the rapidly growing District of Mission, the Cedar Valley neighborhood offers a prime location for both residential and commercial development. As one of the most sought-after areas in Mission, Cedar Valley is known for its scenic beauty, family-friendly atmosphere, and a strong sense of community. The neighborhood has seen substantial growth over the past decade, driven by a steady influx of new residents and businesses alike.

Cedar Valley is strategically located with easy access to major transportation routes, including the Lougheed Highway and West Coast Express, making it a convenient choice for commuters to both the Fraser Valley and Metro Vancouver. The area is characterized by a mix of residential developments, green spaces, and community amenities, providing an ideal environment for families and professionals seeking a balanced lifestyle.

As the population of Mission continues to expand, Cedar Valley is poised for continued growth and development. With a population of approximately 42,000 residents and a projected growth rate that outpaces many other regions in the Fraser Valley, the demand for both residential and commercial properties in this area is expected to remain strong. This makes Cedar Valley an attractive destination for investors and developers looking to capitalize on the area's potential.



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