

Active
C8073279

31474 TOWNSHIP LINE AVENUE

For Sale
Land Commercial

Mission-West

Mission
V4S 1G4

For Sale Price: **\$5,300,000**

Additional Property Types:
Land Commercial

Listing Map:

Sold Date:
Sold Price:



Zoning: **CD17** Gross Prop Tax: **\$4,301.41** Tax Yr: **2024** Sale Type: **Asset**
P.I.D.#: **004-707-869** Building/Complex Name:

AMAZING UNIQUE BUSINESS/INVESTMENT OPPORTUNITY! OPTIONS GALORE! 10.6+ acres on this very private property to create your dream business/investment vision. Currently operates as Trout Farm w/2 man-made ponds, loads of healthy trout, w/group or individual fishing adventures, fly fishing & archery. Keep running the business as is, add to it & make it your own! Potential: subdivision, wellness centre, retreat, B&B, animal rescue centre/ranch, ++(inquire w/City). 2 legal homes on site. Main home-4 bdrms, 4 bths, lrg oak kitchen, spacious LVGRM w/bar, 2nd home, 2 level, 4bdrm, 3 bths, w/full bsmt. Lge detached shop & Quonset, 2 wells, 2 generac generators & loads of parking-cars, RV's, toys, plus! THIS PROPERTY WILL NOT LAST! APPOINTMENTS ONLY. Please respect homeowner's privacy.

MEASUREMENTS:

Subj. Space Sq Ft: **7,022**
Subj. Space Width
Subj. Space Depth:
Land Size Sq. Ft.
Land Size Acres: **10.62**
Acres Freehold: **10.62**
Acres Leasehold:
Subj Prop Width ft.: **288.34**
Subj Prop Depth ft.: **730.00**

SUITE MIX:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts:
of Units:
Total # of Units

INCOME & EXPENSES:

Gross Income:
Other Income:
Eff. Gross Income:
Total Oper. Exp:
Net Oper. Income:

Cap Rate %:

GENERAL BUILDING AND PROPERTY DETAILS:

Seller's Interest: **Registered Owner**
Interest in Land: **Freehold**
Occupancy: **Owner**
Strata Fees/Mon:
of Buildings:
of Storeys:
of Elevators:
Parking Spaces:
Year Built: **2008**
Reports Available:

GENERAL BUILDING AND PROPERTY DETAILS:

Building Type:

Construction: **Wood Frame**

Roof: **Asphalt Shingles**
HVAC: **Electric, Forced Air**

Power Type:

Water Supply: **Drilled Well**

Potential to Redevelop?: **Yes**

Environmental Assessment: **Not Applicable** Comments:

Reg. Water Rights:

Sewer/Septic: **Septic Tank & Field**

Comments: **Potential to rezone and subdivide into lots.**

Amenities:

Outside Storage, Secured Parking, Visitor Parking, Fenced Yard

Site Services:

Cable, Electricity, Natural Gas, Telephone, Septic System

Restrictions: **Phone Listing Broker**

First Nat.Res:

LEGAL: PL 10763 LT 1 LD 36 SEC 6 TWP 18 PART SW 1/4, EXCEPT PARCEL A PLAN EP12592 DBL EXP R3060559

LISTING FIRM(S):

- [eXp Realty of Canada, Inc.](#)
- [eXp Realty](#)
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PRESENTED BY:

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