

Active
C8073279

31474 TOWNSHIPLINE AVENUE

For Sale
Land Commercial

Mission-West


Mission

V4S 1G4

For Sale Price: **\$4,500,000**

Additional Property Types:

Land Commercial

Listing Map: 

Leased/Sold Date:

Leased/Sold Price: /



Zoning: **CD17** Gross Prop T... **\$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, 4brdm, 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 | Space Avail for Lse: | |
| Subj. Space Width | | Whse/Indust.Sq.Ft: | |
| Subj. Space Depth: | | Office Area Sq. Ft: | |
| Land Size Sq. Ft. | 462,607.20 | Retail Area Sq. Ft: | |
| Land Size Acres: | 10.62 | Mezzanine Sq. Ft: | |
| Acres Freehold: | 10.62 | Other Area Sq. Ft: | |
| Acres Leasehold: | | Main Resid. Sq.Ft: | 2,880 |
| Subj Prop Width ft.: | 288.34 | Min. Divisible Spa... | |
| Subj Prop Depth ... | 730.00 | Max. Contig. Space: | |

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month:

Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Owner**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:

Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

| | | | |
|---|-----------------------|------------------------|--|
| # of Buildings: | | # of Docks | |
| # of Storeys: | | # of Grade Doors: | |
| # of Elevators: | | # of Loading Doors: | |
| # Parking Spaces: | | Clear Ceiling Ht (ft): | |
| Year Built: | 2008 | Class of Space: | |
| Building Type: | | | |
| Construction Type: | Wood Frame | | |
| Potential to Redevelop? | Yes | Comments: | |
| Potential to rezone and subdivide into lots. | | | |
| Environ. Assess.Done? | Not Applicable | Comments: | |

MULTI-FAMILY DETAILS:

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 Other Units:
Total # of Units:

APOD Cap Rate

BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):
Confidentiality Reqd:

Major Use Description:
Fish

LISTING FIRM(S):

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

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