



# HOLD OR DEVELOP - MIXED USE ZONE

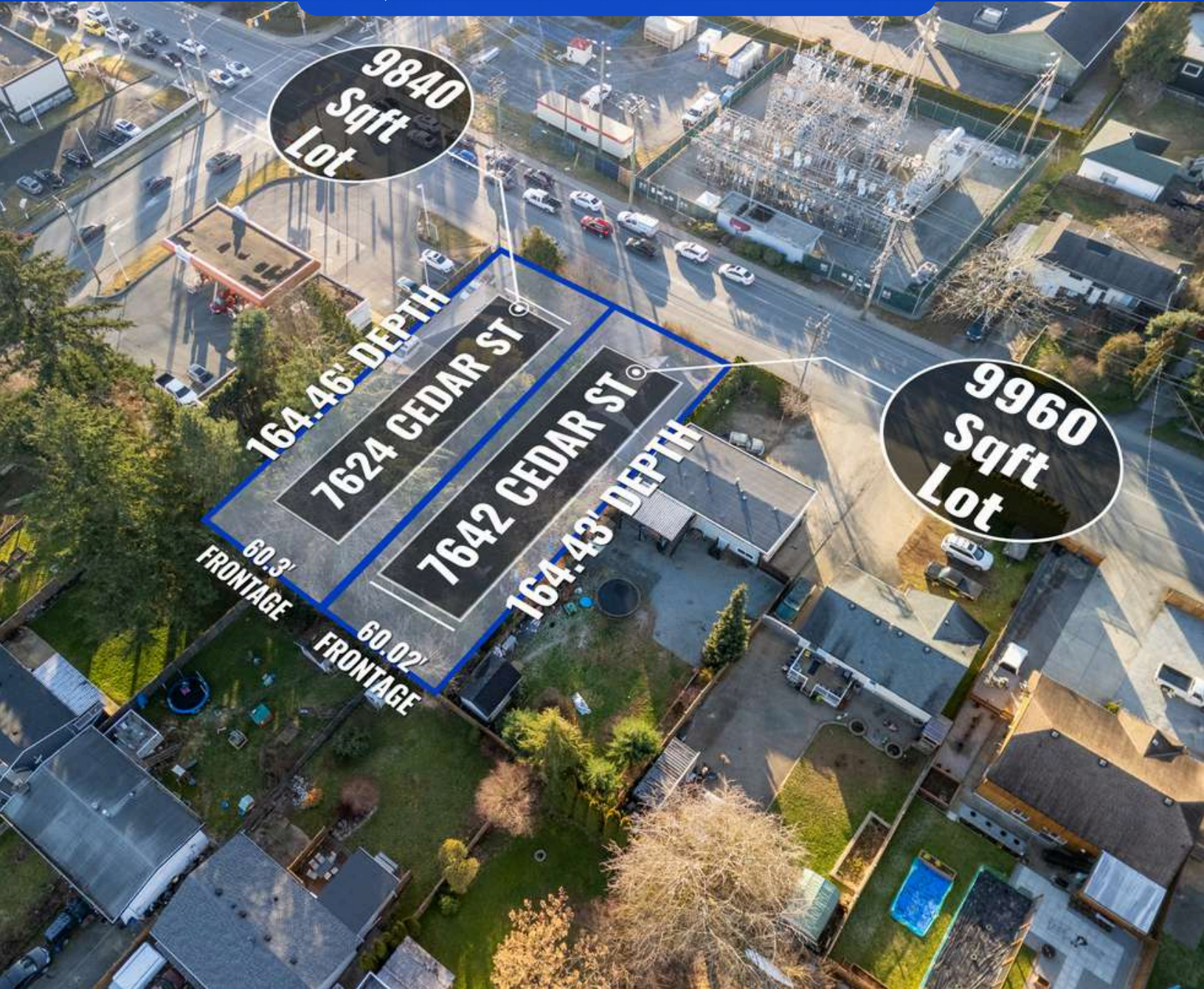


Two properties  
totaling 19,800 Sq.Ft



Development  
Potential

📍 7624/7642 Cedar Street , Mission



**Sat Swaich**

Personal Real Estate Corporation

📞 604-832-3325

✉️ sat@primepropertygroup.ca


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
- 

Mixed Use zoning allowing for up to 6 storeys
- 

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

Combined site area of nearly 0.45 Acres

## SALIENT DETAILS



	1	2
	7642 Cedar Street, Mission	7624 Cedar Street, Mission
PID:	012-399-507	000-741-337
LEGAL:	LOT 4, PLAN NWP1859, SECTION 21, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT	LOT 3, PLAN 1859, SECTION 21, TOWNSHIP 17,NEW WESTMINSTER LAND DISTRICT
SITE AREA:	9,840 Sq.Ft	9,960 Sq.Ft
ZONING:	S-20 -R558	
OCP DESIGNATION:	Neighbourhood Centre	
PRICING GUIDANCE:	\$799,900.00	\$799,900.00



# PROPERTY OVERVIEW



## PROPERTY#1 7642 Cedar Street, Mission

  
9,840 Sq.Ft

  
Commercial Mixed Use  
up to 1.5FSR

Currently tenanted at \$2500/mo to long time tenants. Single level home on a large lot. Can be purchased together with the neighboring property or purchased at land value pricing making it a ideal holding property.



## PROPERTY#2 7624 Cedar Street, Mission

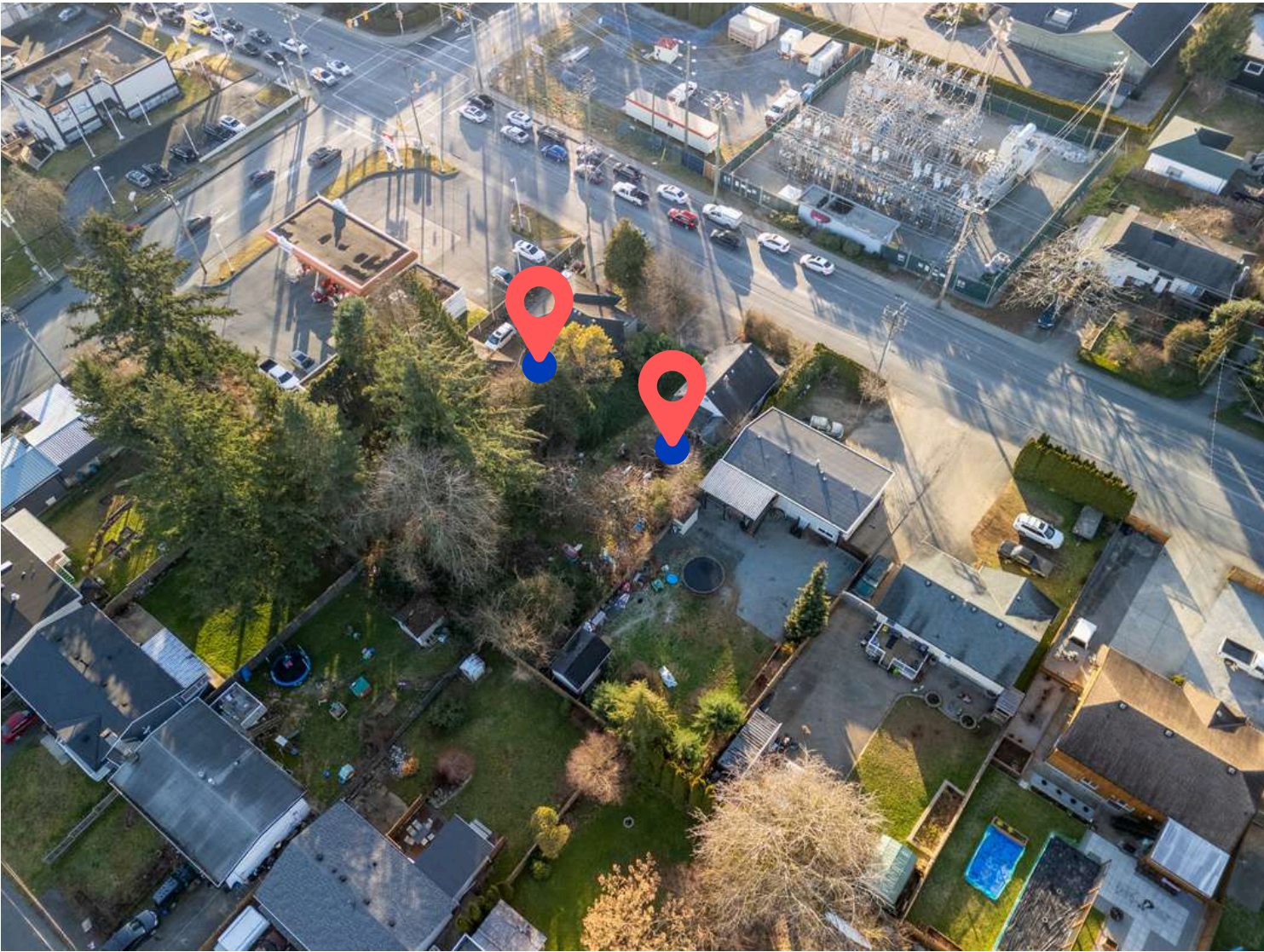
  
9,960 Sq.Ft

  
Commercial Mixed Use  
up to 1.5FSR

Currently tenanted at \$2500/mo. This 2 storey home features 3 beds on the main and a basement suite with 2 bedrooms below. Immediately north of a corporate owned gas station, it's positioned well for future commercial redevelopment.

# 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.



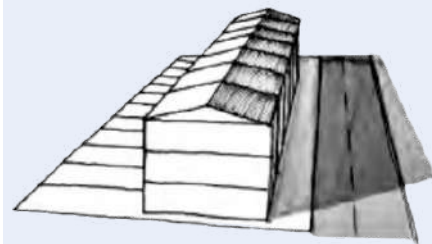


# OFFICIAL COMMUNITY PLAN

## Neighbourhood Centre

### OCP Designation

- Neighbourhood Centre



### Characteristics

- 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

### Land Uses

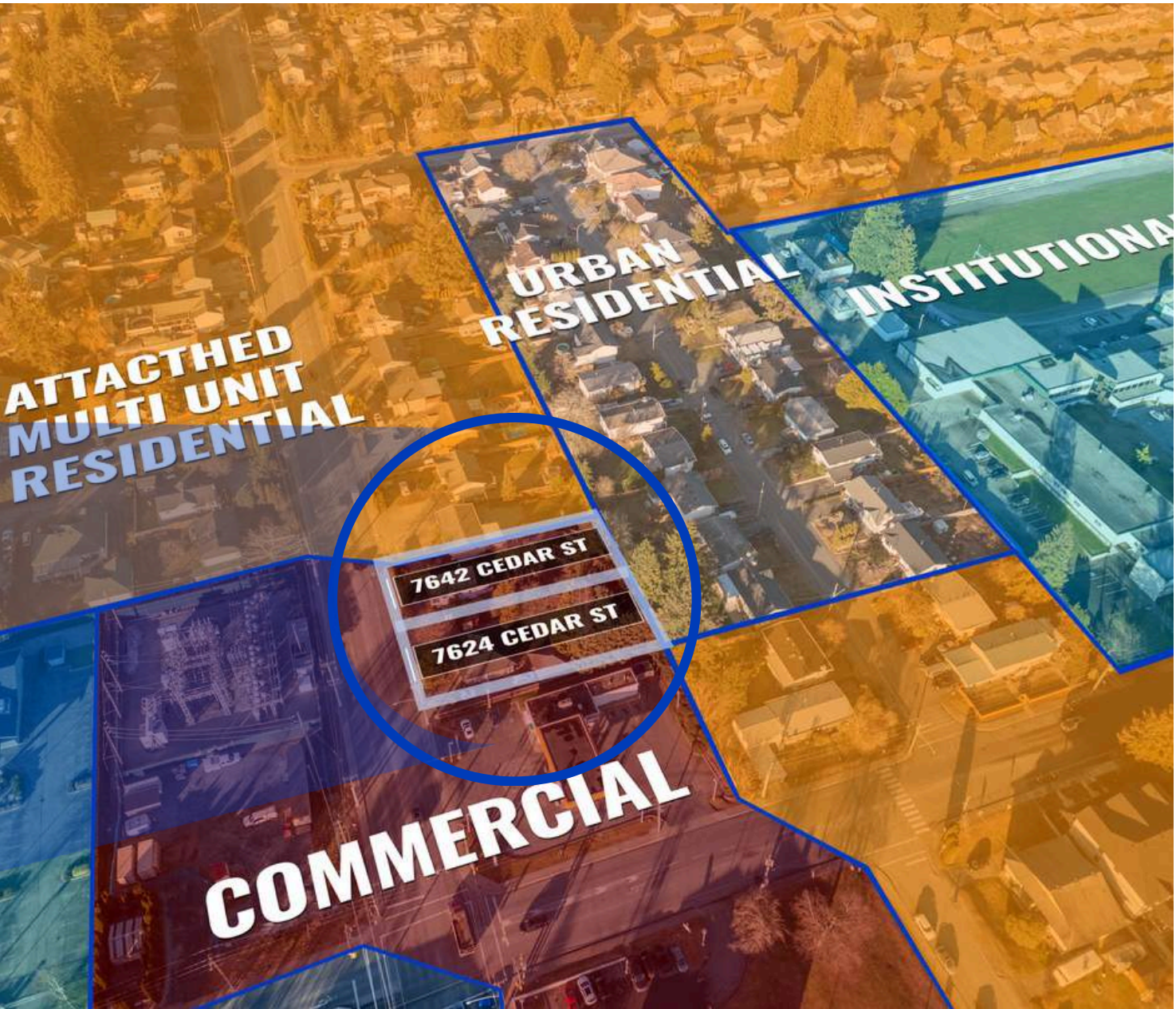
- Mixed use (residential, industrial and commercial)
- Commercial (4,000 m<sup>2</sup> commercial retail unit maximum)

### Density

- 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

## USES

- Entertainment - pool and billiard hall.
- Food & Beverage - Restaurant (Major), Restaurant (Minor).
- Institutional - Artisan Studio, Child Care Centre, Civic Assembly.
- Office - Office (General Use), Office (Medical).
- Personal Services - Barbershop, Body Art & Tattoo Parlor, Drycleaner, Hair & Body Salon, Spa, Tailor.
- Recreation - Indoor Rec 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.





# AERIAL PHOTOGRAPHY





**9840  
Sqft  
Lot**

**9960  
Sqft  
Lot**

**164.46' DEPTH**

**164.43' DEPTH**

**7642 CEDAR ST**

**7624 CEDAR ST**

**60.02'**

**60.3'**

**FRONTAGE**

**FRONTAGE**



**SAT SWAICH PREC\***

Land Development Specialist

☎ 604-832-3325

✉ [sat@primepropertygroup.ca](mailto:sat@primepropertygroup.ca)

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