

FOR LEASE | WAREHOUSE PREMISES  
**#209 - 31510 GILL AVENUE**  
MISSION, BC



**VIEWING IS BY APPOINTMENT ONLY – CONTACT BROKER TO SCHEDULE**

- ▶ **Very Busy Former Café/Restaurant Premises Located in Silver Creek Business Park, Mission**
- ▶ **End-Cap Premises – Approximately 1,538 SF Ground Floor Area**
- ▶ **High Exposure to Lougheed Highway**

#### **Location**

Silver Creek Business Park is located near Nelson Street and Lougheed Highway, just west of Downtown Mission and approximately 25 minutes east from the Golden Ears Bridge. The property is approximately an hour travel time from Downtown Vancouver. It is also approximately 25 minutes from the US border and Abbotsford Airport. The Lougheed Highway and Trans-Canada Highway via the Abbotsford-Mission highway provide primary arterial routes to Vancouver and distribution points west and east.

#### **Tony Capolongo**

D 604.630.3378 C 604.290.5318  
tony.capolongo@lee-associates.com

# FOR LEASE | WAREHOUSE PREMISES

## #209 - 31510 GILL AVENUE

### MISSION, BC

### Zoning

INBP1 (Industrial Business Park One Zone) – Allows for a wide range of uses including industrial institutional, service, and some forms of retail.

### Features

- ▶ Direct exposure to Lougheed Highway
- ▶ Many restaurant specific improvements in place
- ▶ End-cap premises
- ▶ Ample surface and street parking
- ▶ One (1) grade level loading door
- ▶ 3-phase electrical service
- ▶ Fully sprinklered
- ▶ 21' ceiling heights
- ▶ Well-configured space
- ▶ Two (2) washroom

### Available Area (Approximate)

Ground floor – 1,538 SF

### Asking Lease Rate

\$17.00 PSF

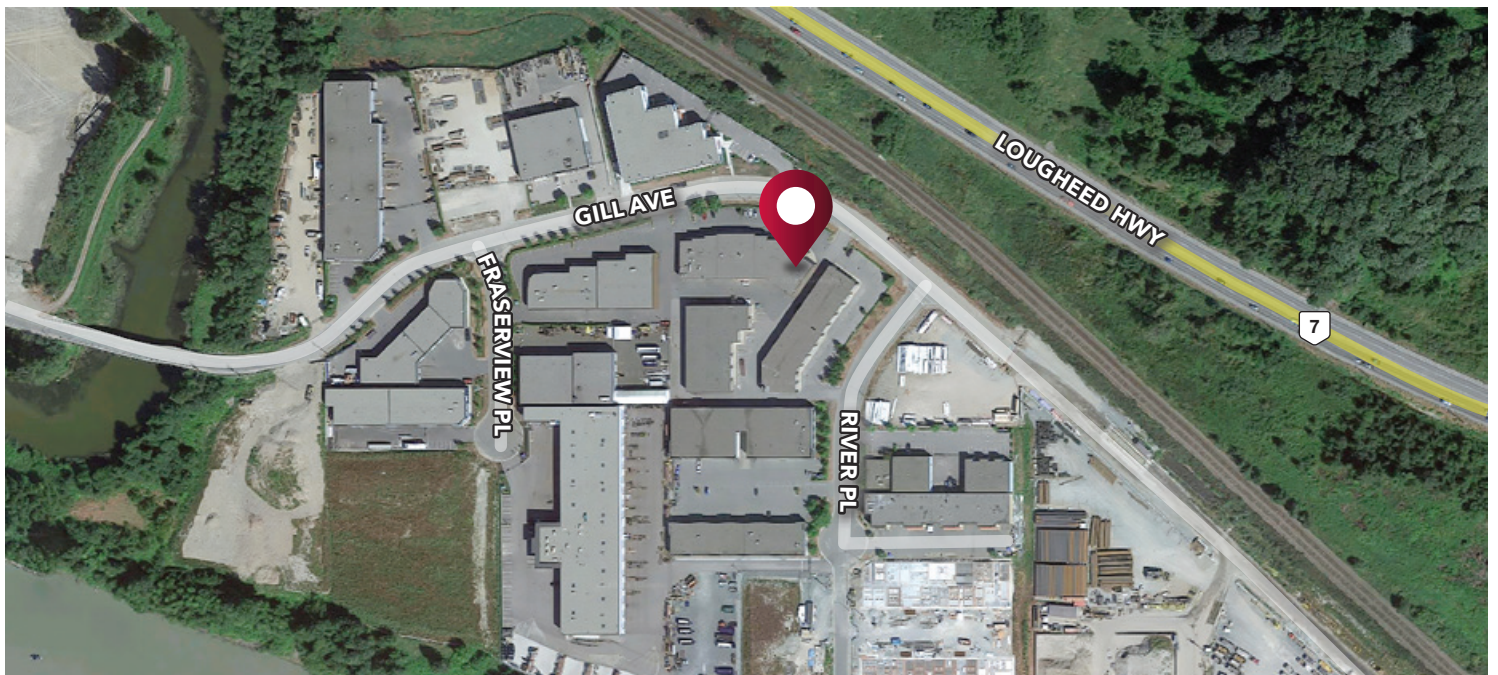
### Availability

Contact broker

### Taxes & Operating Costs

\$6.78 PSF (2024)

### Interior Photos



**Tony Capolongo**

D 604.630.3378 C 604.290.5318

tony.capolongo@lee-associates.com