

**LONDON
PACIFIC**

FOR SALE

336 FT

1,755 FT

1,047 FT

9-ACRE SINGLE FAMILY BUILDING LOT

13045 CARDINAL STREET, MISSION BC | MLS# R2999754

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OPPORTUNITY SUMMARY

London Pacific is pleased to present a unique opportunity to acquire an expansive 8.78-acre property located in the scenic Steelhead area of Mission. This peaceful rural community is known for its natural beauty and outdoor recreation, offering a lifestyle surrounded by forest, mountains, and an extensive network of hiking and nature trails. Despite its tranquil setting, the property is just a 15-minute drive from Downtown Mission, where residents can access shopping, schools, services, and transit options, ideal for those seeking a private, outdoor-oriented way of life with convenient urban access. The land features a minimal gentle slope, mature timber with potential significant value, and mountain views, making it well-suited for a luxurious country home, hobby farm, or nature retreat.

Zoned RU-16 and RU-36, the property supports rural residential development and offers potential for subdivision, subject to municipal approval. The setting provides a quiet and private environment, ideal for a range of uses from personal residence to future investment. Buyers are encouraged to consult the District of Mission's zoning bylaws to explore the full development potential of this versatile offering.

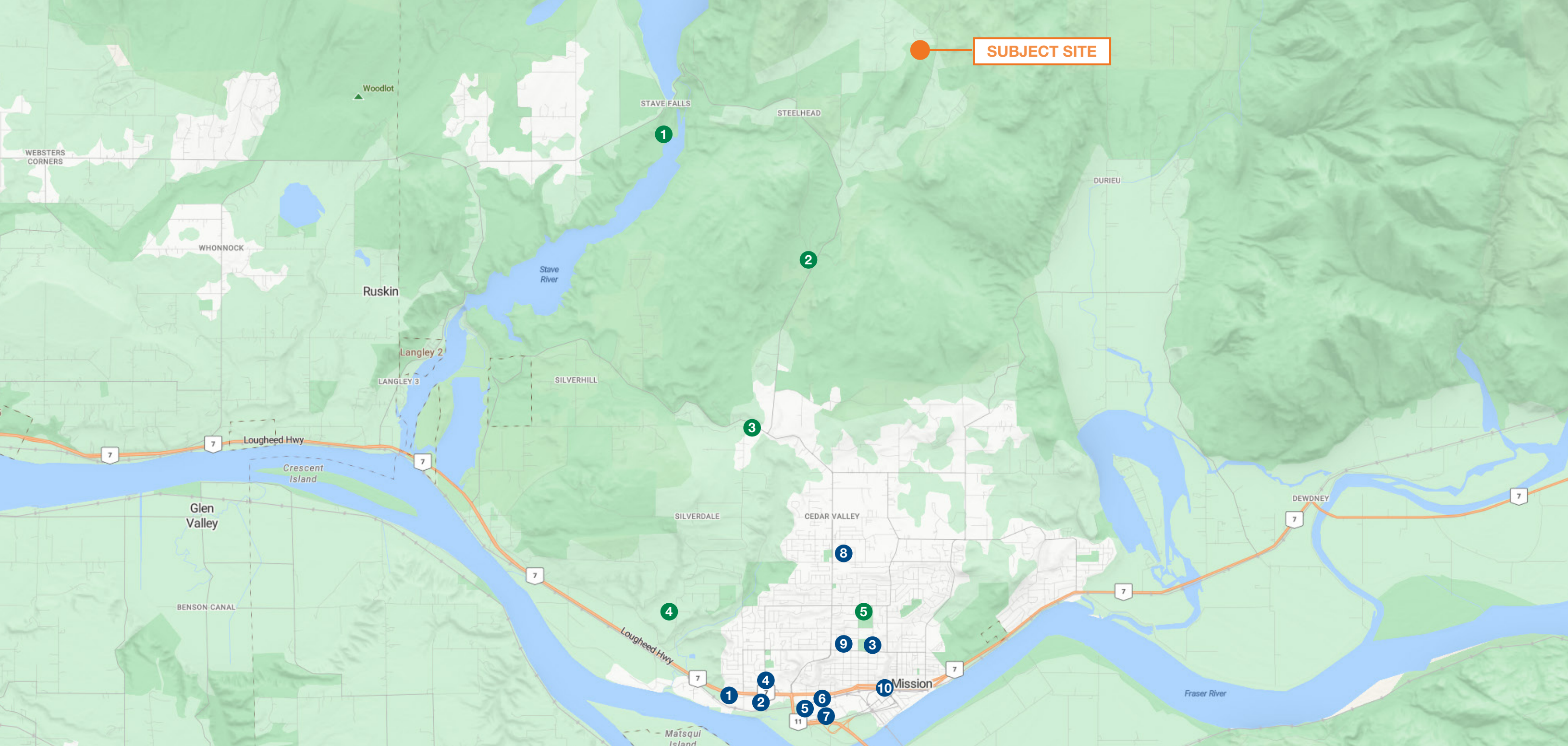


SALIENT FACTS

Address	13045 Cardinal Street, Mission BC
PID	018-361-412
Neighbourhood	Steelhead
Lot Size	± 382,457 SQFT / 8.78 Acres
Current Zoning	RU36 - Rural 36 Zone; RU16 - Rural 16 Zone
Gross Taxes (2024)	\$4,851.12
Price	\$1,099,000

HIGHLIGHTS

- + 8.78 acres of rural land in Steelhead, Mission
- + Potential for subdivision, subject to municipal approval
- + Mature timber on-site offers potential economic value
- + Private setting surrounded by nature with mountain views
- + 15-minute drive from Downtown Mission for shopping, schools, amenities, and transit
- + Convenient access to Dewdney Trunk Road



LEGEND

 SUBJECT SITE

AMENITIES

- | | | | |
|---|----------------------------|---|--------------------------------|
|  | WALMART |  | SAVE-ON-FOODS |
|  | SUPERSTORE |  | LONDON DRUGS |
|  | MISSION LEISURE CENTRE |  | ALBERT MCMAHON ELEMENTARY |
|  | MISSION MEMORIAL HOSPITAL |  | ÉCOLE MISSION SENIOR SECONDARY |
|  | SILVERCITY MISSION CINEMAS |  | MISSION CITY STATION |

PUBLIC SPACES

- | | |
|---|-----------------------------|
|  | HAYWARD LAKE |
|  | BEAR MOUNTAIN PARK |
|  | CEDAR RIDGE GOLF COURSE |
|  | MISSION GOLF & COUNTRY CLUB |
|  | CENTENNIAL PARK |

 DRIVING

- | | |
|--------|---|
| 10 MIN | HAYWARD LAKE |
| 15 MIN | MISSION LEISURE CENTRE |
| 15 MIN | MISSION MEMORIAL HOSPITAL |
| 20 MIN | THE JUNCTION SHOPPING CENTRE |
| 20 MIN | MISSION CITY WEST COAST EXPRESS STATION |

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