

AVAILABLE FOR LEASE

33 103 NORTH RAILWAY

MISSION, BC



Proudly Owned and Managed By

RURAL^{LTD} STORES

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 **CUSHMAN &
WAKEFIELD**

AVAILABLE SPACE

AVAILABLE AREA

2,188 SF

RENT

Starting at \$15.00 net PSF

ADDITIONAL RENT

\$10.53 PSF for 2023 + 7% MGMT on Total Rent

GROSS MONTHLY OCCUPANCY COSTS

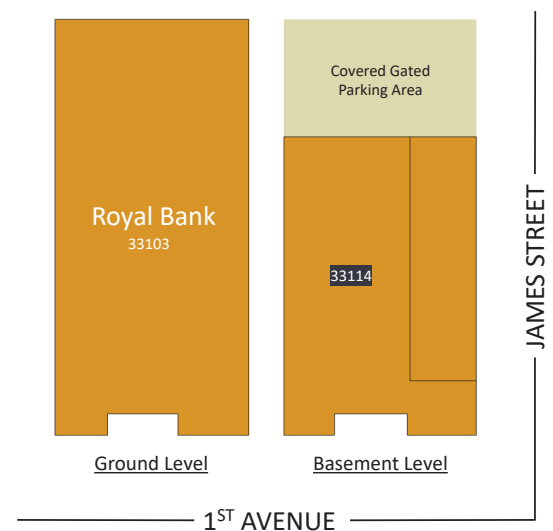
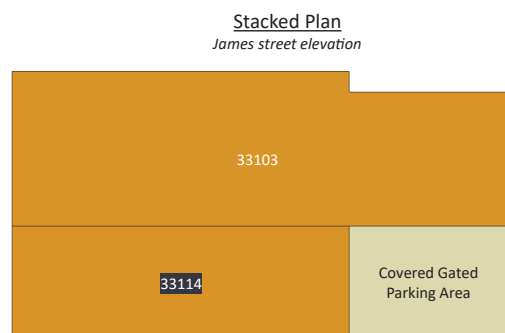
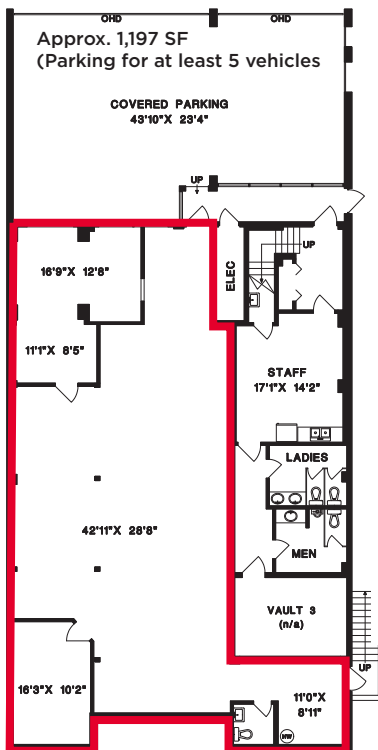
\$4,980.82 before GST and Utilities

POSSESSION

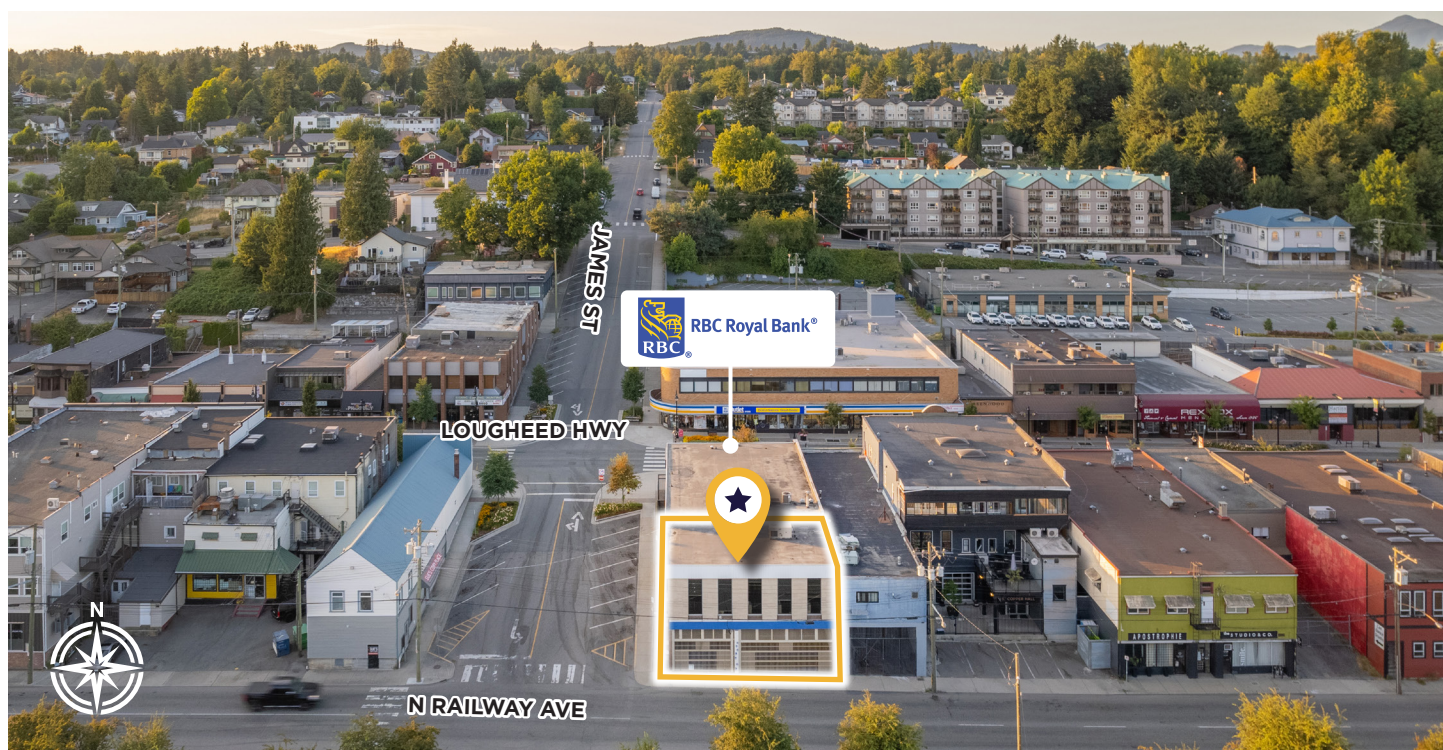
Upon signing Lease and providing evidence of Insurance

PARKING

Street front Parking and additional Free Parking at Rear



PROPERTY LOCATION



PROPERTY LOCATION



DEMOGRAPHICS



785

NUMBER OF
BUSINESSES
within 3 km



10,391

2026 DAYTIME WORKING
POPULATION ESTIMATE
within 3 km



33,264

TOTAL POPULATION
POPULATION ESTIMATE
within 3 km



2.90%

PROJECTED GROWTH
(2023-2028)
within 3 km



10,938

HOUSEHOLDS
(2026)
within 3 km



39.6

MEDIAN AGE
within 3 km



\$115,705

AVERAGE
HOUSEHOLD INCOME
within 3 km



1 MINUTE

DRIVE TIME TO THE
MISSION CITY STATION

FOR MORE INFORMATION, CONTACT:

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