

FRASER · ELLIOTT
COMMERCIAL

For Sale



Single Tenanted
25,894 SF Medical
Office Building

7298 Hurd Street,
Mission, BC

The Firm Real Estate Services Ltd.
fraserelliott.com/commercial

604.728.2845
sales@fraserelliott.com

DETAILS

Address

7298 Hurd Street, Mission, BC

Legal Address

Lot 1 Section 20 Township 17 New
Westminster District Plan EPP 19868

PID

028-848-918

Land Size

42,645 SF

Improvements

3 Storey Medical Office Building with 26,000
SF of leasable area.

Current Zoning

CD26 based on IC (Institutional Care Zone
to accommodate facilities for specialize
care).

Lease Term

18 Years (Commencing July 17, 2013 -
Ending July 31, 2031 with the Fraser Health
Authority)

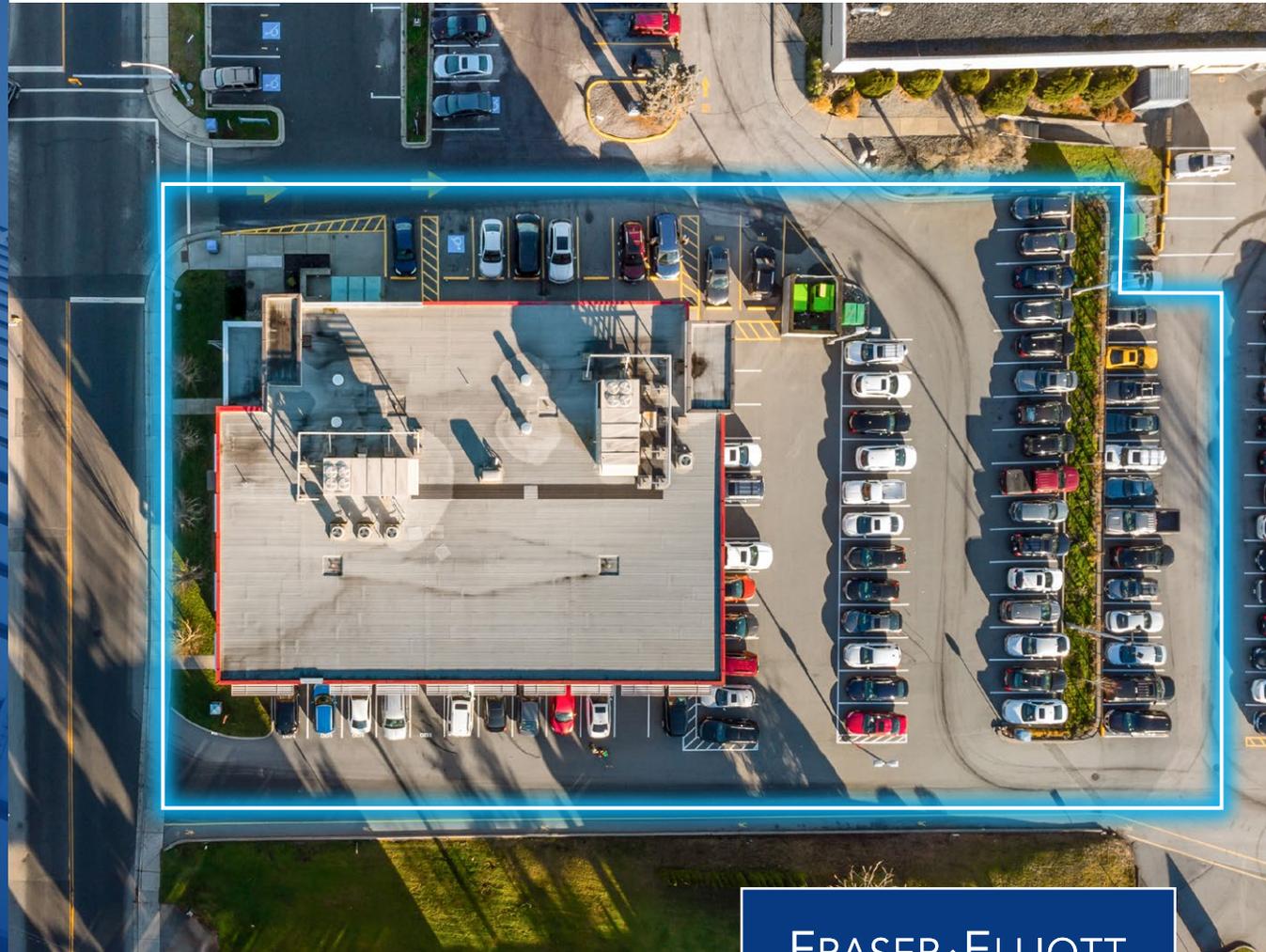
NOI (2021)

\$861,905

OPPORTUNITY

AAA Freestanding 25,894 SF medical office building adjacent to Mission Memorial Hospital. Built in 2012, the 3 storey building sits on 42,645 SF of land. Long term lease (term until 2031) agreement with a AAA tenant, the Fraser Health Authority. Net operating income of \$861,905 per annum.

Inquire for Pricing Guidance

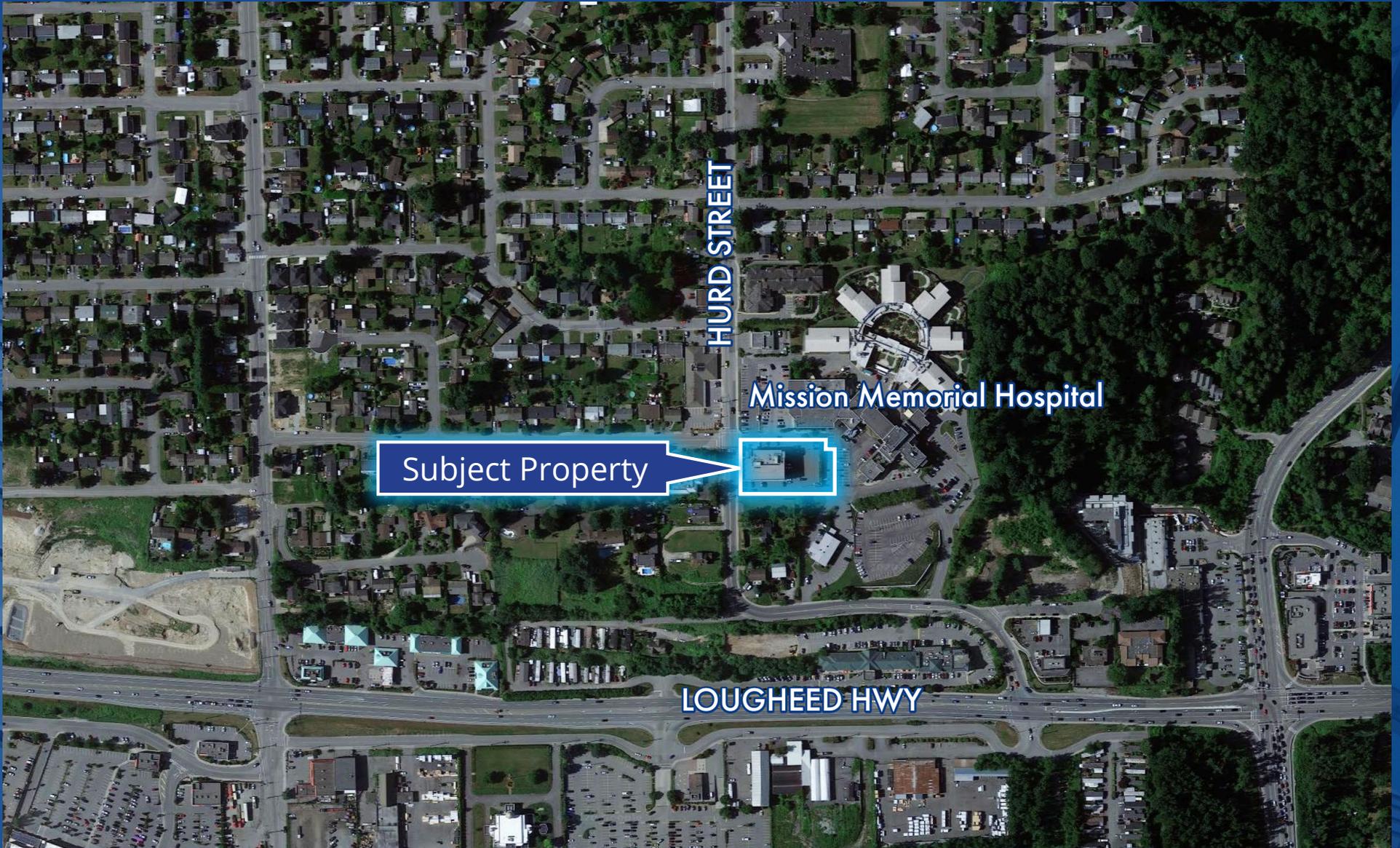


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LOCATION



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