

DOWNTOWN SQUAMISH DEVELOPMENT OPPORTUNITY

38024, 38036, 38048 Sixth Avenue, Squamish, BC

FOR SALE



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MLA Realty

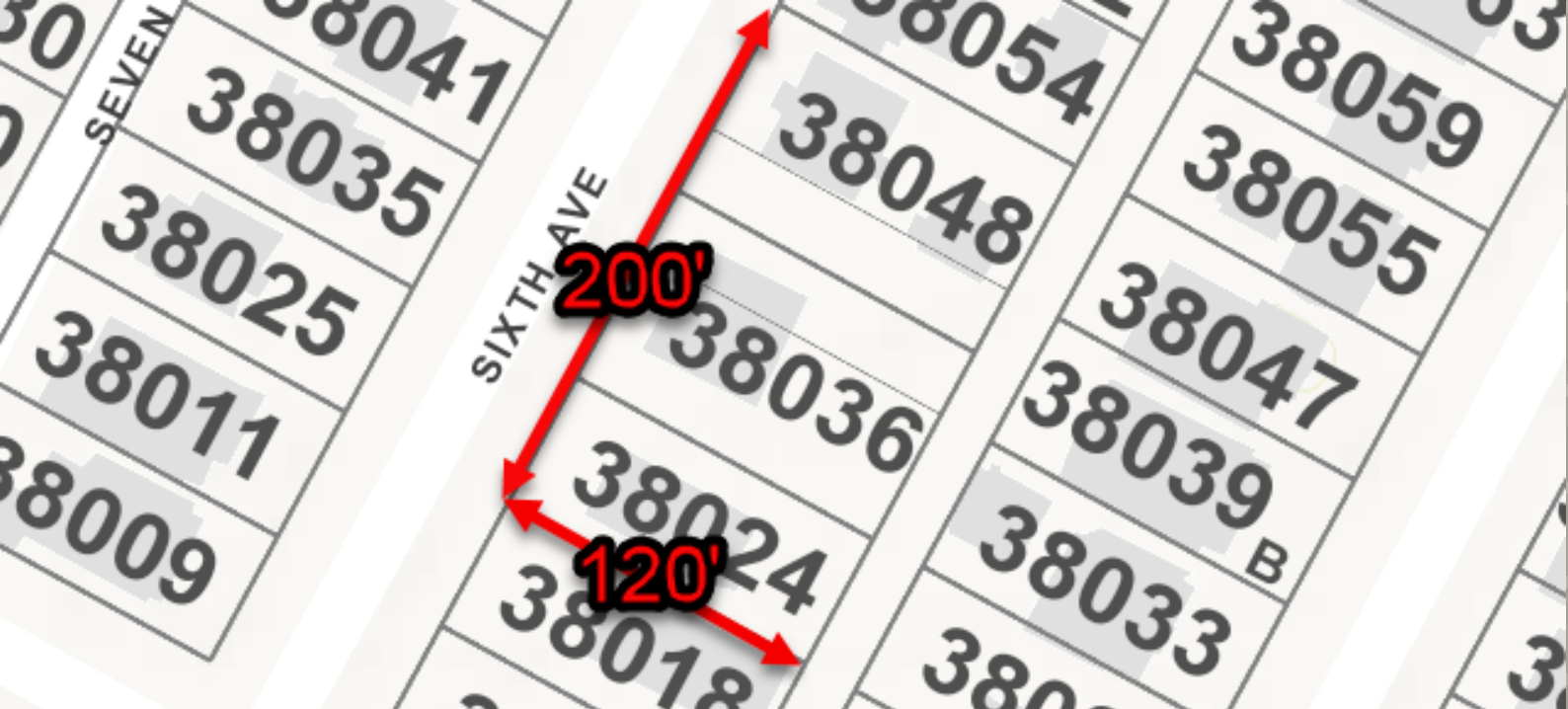
355 - 1385 West 8th Avenue

Vancouver, BC

V6H 3V9

MLA
REALTY

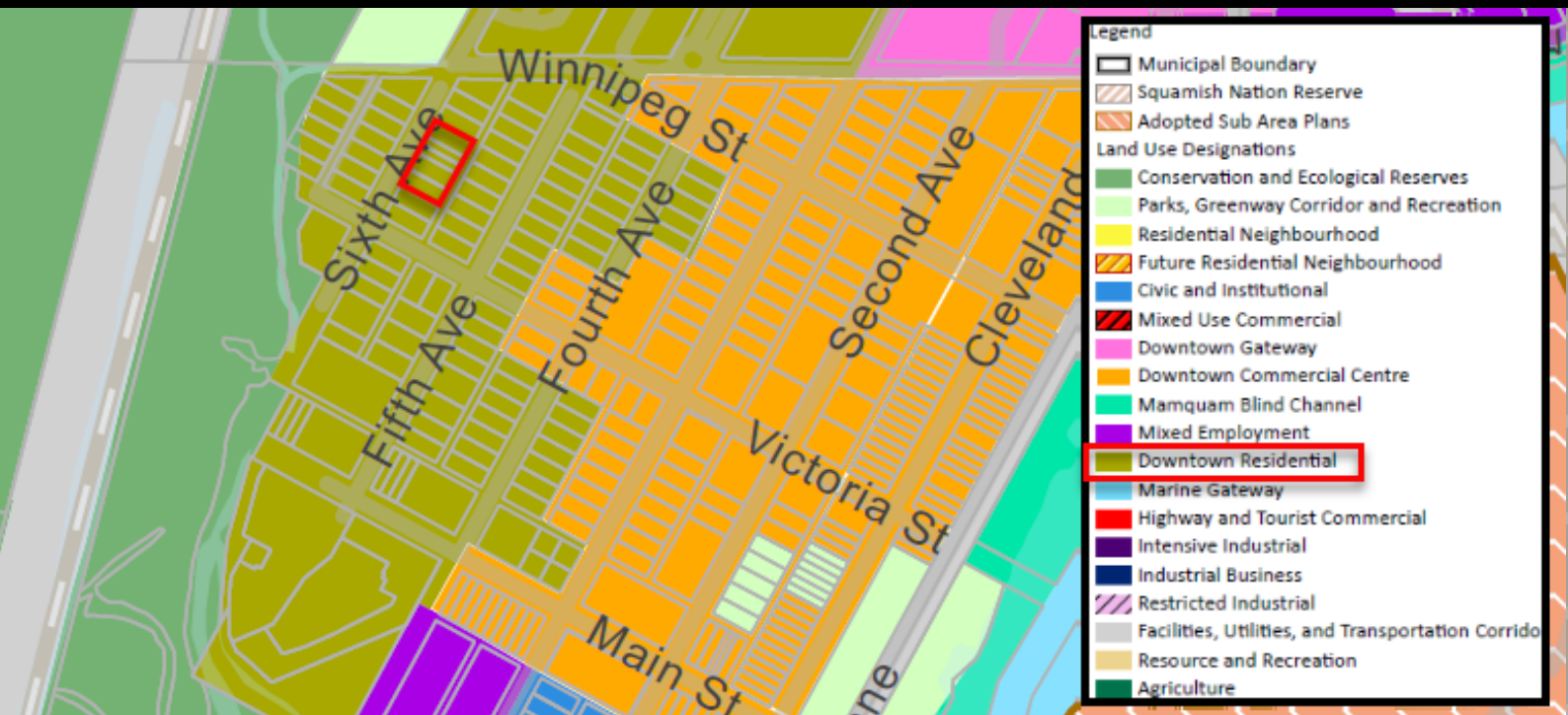
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CIVIC ADDRESS: 38024, 38036, 38048 Sixth Avenue, Squamish, BC
 PID: 012-020-486, 012-020-443, 012-020-460, 009-597-174, 009-597-221
 ZONING: RS-2 Residential
 LOT DIMENSIONS: 200' x 120'
 SITE AREA: 24,000 sf
 APPROX BUILDABLE: 48,000 sf
 OCP LAND USE: Downtown Residential, up to 2 FSR

"Downtown Residential" applies to lands in the downtown area designated for a range of mixed densities including stacked, ground-oriented townhouse, rowhouse, stacked or clustered townhouse, courtyard or garden apartment, and traditional apartment buildings. This designation also supports integration of parks, greenways, public open spaces, and limited pockets of neighbourhood commercial. The maximum floor area ratio in the Downtown Residential area is 2.0.

PRICE: \$3,840,000



PROPERTY DESCRIPTION:

LOCATION

The exciting development opportunity is located mid-block on the east side of Sixth Avenue, a quiet street just a few blocks away from all the amenities of Downtown Squamish. The property offers close proximity to retailers, office, and some of the City's most popular restaurants and bars. It presents an incredible opportunity to redevelop and capitalize on a strong multi-family market, which in recent years has experienced a drastic influx of young professionals relocating to Squamish from Vancouver. The City experienced unprecedented growth over the last census period, growing by over 13.7% between 2011 and 2016. Nicknamed the outdoor capital of Canada, nearby amenities include world-class rock climbing on the Stawamus Chief, hiking in Garibaldi Provincial Park, windsurfing and kite boarding at the Spit, and excellent mountain biking trails in the nearby woods.

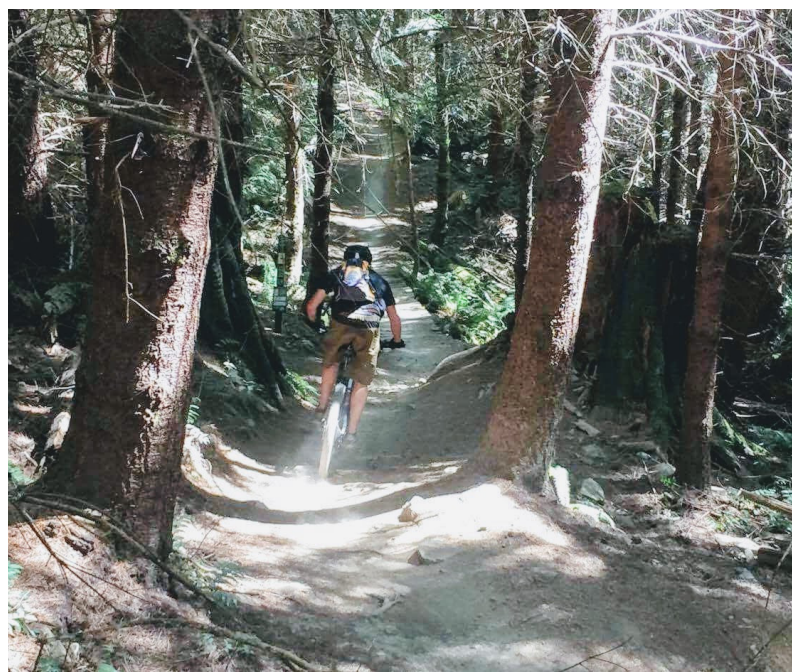
IMPROVEMENTS

The site consists of 3 fully assembled single family/duplex lots located at 38024, 38036, 38048 Sixth Avenue. The topography is level and the site rectangular in shape, allowing for an efficient build. The property dimensions are approximately 200 feet by 120 feet, totaling 24,000 square feet of gross site area. The existing properties are also fully leased, allowing the purchaser an opportunity to generate excellent holding income as they progress through the entitlement process with the District of Squamish.

DEVELOPMENT POTENTIAL

The property is situated just outside of the Downtown Commercial Centre and is designated as Downtown Residential within the new Squamish OCP which was approved on May 23, 2018. The Downtown Residential sub-area allows for a range of mixed densities including stacked, ground-oriented townhouse, rowhouse, stacked or clustered townhouse, courtyard or garden apartment, and traditional apartment buildings. This designation also supports integration of parks, greenways, public open spaces, and limited pockets of neighbourhood commercial. The maximum density for properties categorized as Downtown Residential area is 2.0 FSR.





MLA Realty is pleased to present this opportunity to purchase the properties at 38024, 38036, 38048 Sixth Avenue, Squamish, BC.

PRICE: \$3,840,000

Please contact the listing agent for further information and inquiries.



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