

LONDON PACIFIC REDEFINING LAND

BRACKENDALE, SQUAMISH

78.8 ACRE AGRICULTURAL DEVELOPMENT LAND

1050 DEPOT ROAD, SQUAMISH



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LONDON PACIFIC PROPERTY AGENTS INC. | 3660 CHARLES ST VANCOUVER BC, V5K 5A9 | LONDONPACIFIC.CA

THE OPPORTUNITY OVERVIEW

HIGHLIGHTS:

- Amazing views along the Squamish River
- + Located in the 'Eagle Capital of the World'
- + Existing dyke alongside river
- + Bordering residential area
- Close proximity to Whistler's world class skiing
- + Located in the 'Eagle Capital of the World'

London Pacific is pleased to present for sale one of the last big parcels of land in the world-renowned bald eagle viewing capital of the world, banking the famous Squamish River and within a few minutes' drive of downtown Squamish.

The formerly small town of Squamish has over the last few years has become one of BC's fastest growing towns and has recently been recognized as having the highest price increase in home prices in Metro Vancouver in 2020/2021.

Currently zoned as AGRI-3 this 78.8 acre total sized parcel currently allows agricultural production as well as encompassing horse stables, kennels and pet daycare, and of course a dwelling unit as well as accessory buildings, and also allows accessory retail of produce or products grown on the site.



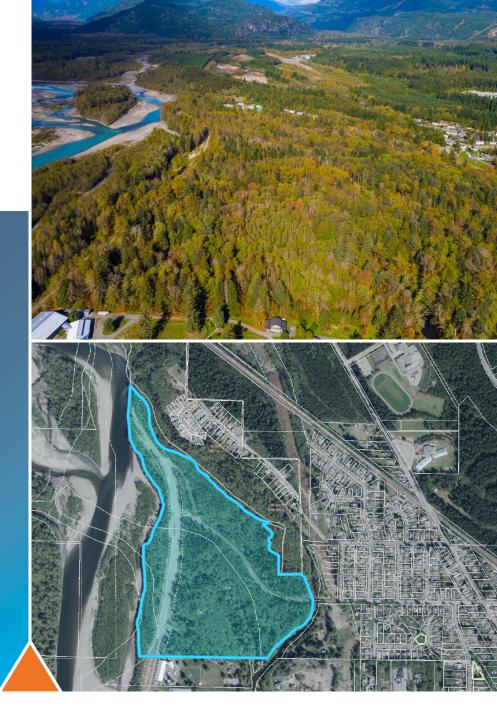


Address 1050 Depot Road, Squamish

Current Zoning

Gross Site Area ± 78.8 Acre

Price \$5,900,000



Although currently zoned as agricultural, this parcel is not within the constrains of the ALR and therefore has some potential to be rezoned to allow some form of housing or other perhaps recreational uses.

A portion of the site was expropriated some years ago by the District of Squamish to allow them to build a super dyke protecting the property from the Squamish River, but the right of way does not allow public access. However, some 65+ acres is still of potentially developable area.

Due to natural accretion, there is also a large sandy section of beach on the west side of the dyke which although would not be developable, could certainly be used as river access or parkland in the future.

Accessed by its own bridge which allows for restricted access, this impressive parcel could potentially be used for a very wide variety of uses once rezoned, including an exclusive gated community, or indeed a legacy estate.



THE LOCATION SQUAMISH

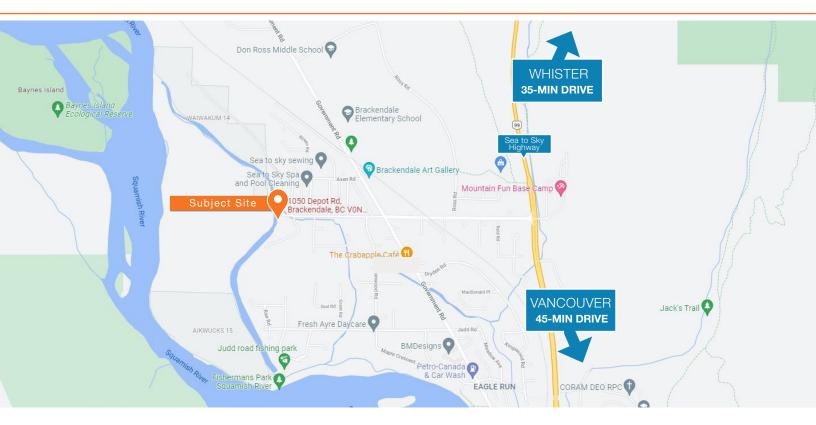
1050 DEPOT ROAD, SQUAMISH

Squamish, B.C. is quickly gaining the reputation as one of the most desirable places to live in the Lower Mainland. With a spectacular natural setting at the head of Howe Sound, unlimited recreation opportunities and



new community amenities, many young families, empty nesters and second home owners are choosing Squamish. In addition to having convenient access to North America's largest ski resort and one of its most desirable cities, Squamish boasts numerous economic advantages and initiatives including:

- New Sea to Sky Highway 45 min to Vancouver, 35 min to Whistler
- A new Oceanfront and Downtown Revitalization Plan
- Quest University and New Capilano University Campus
- The proposed Garibaldi at Squamish Ski Resort
- Deep sea port, CN Rail access and General aviation airport
- Olympic legacies including the \$102 million Nordic Centre
- New hotels, golf course and retail development
- Over 40 outdoor recreation activities

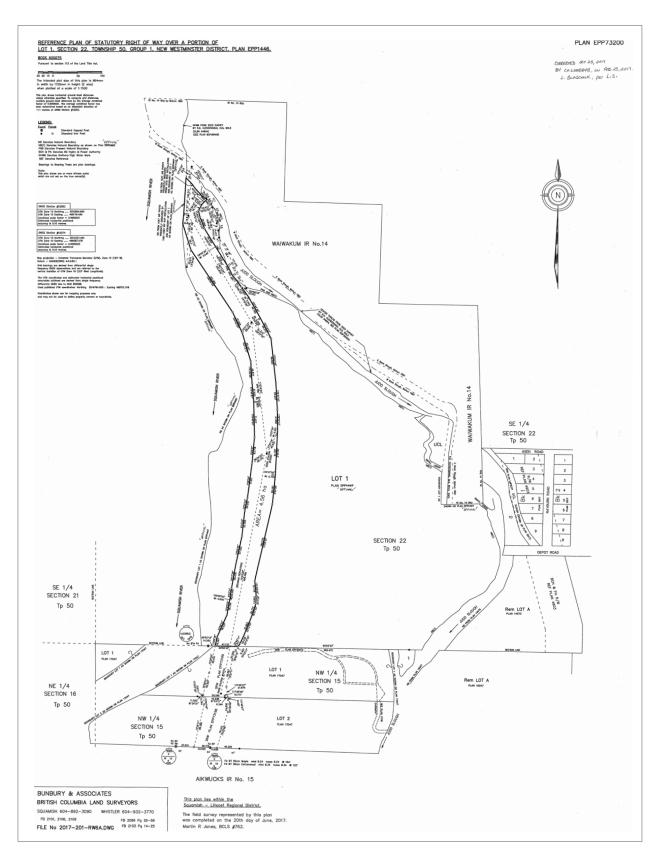


SQUAMISH OCEANFRONT

Squamish has completed a new oceanfront plan to re-designate the 65 hectare peninsula into a vibrant mixed use community with many aspects similar to Granville Island, Yaletown and False Creek. The plan will include a new Oceanfront Park, beach and walkway, education, public gathering places, cruise ship, ferry and boat moorage, a hotel and convention centre, marine and light industry, office space and a mix of high density housing.

THE PROPERTY

RIGHT OF WAY PLAN





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E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. * Personal Real Estate Corporation

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