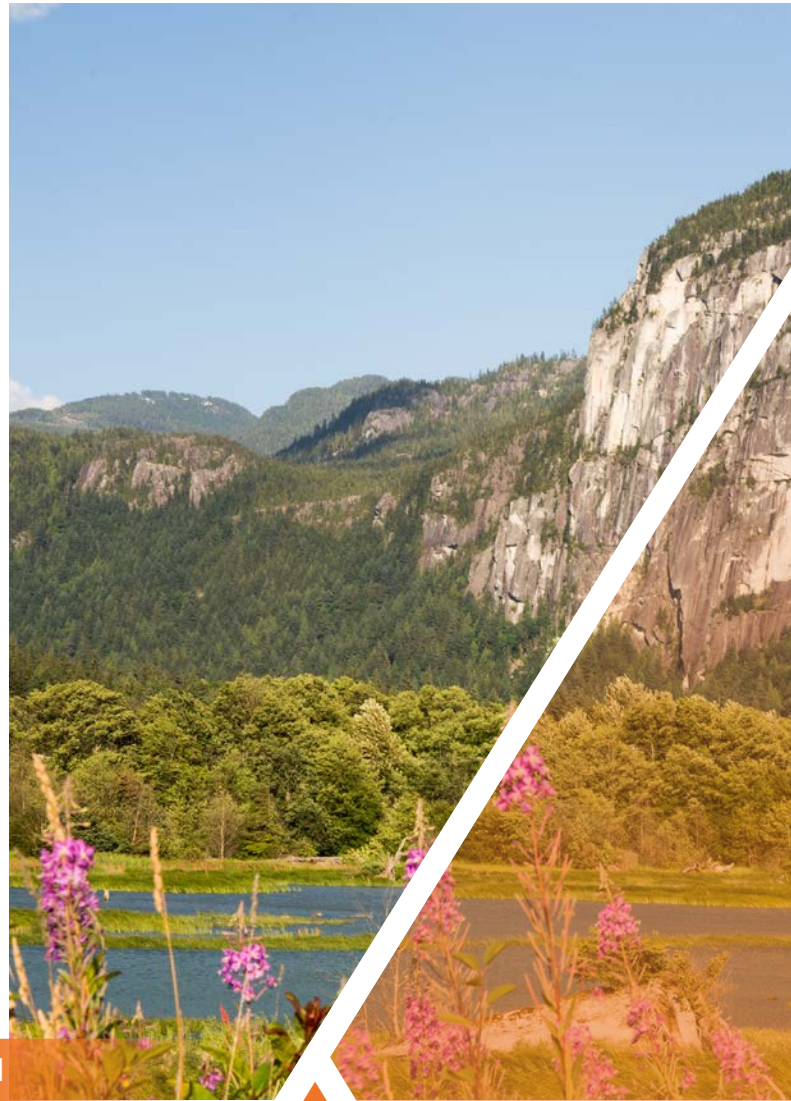


FOR SALE

**LONDONPACIFIC**  
REDEFINING LAND



LANDED LOFTS | DOWNTOWN SQUAMISH



INVESTMENT OPPORTUNITY

# MIXED-USE COMMERCIAL & RESIDENTIAL RENTAL PROPERTY

38026 LOGGERS LANE, SQUAMISH



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# INVESTMENT OVERVIEW

An exceptional opportunity to invest in a high return property in one of Western Canada's fastest growing towns with an outstanding location in the heart of the Downtown core.

Newly built to a exacting quality exceeding regular construction standards the property consists of a ground floor commercial space with a new lease in place for a well know and popular coffee shop, and 2 beautiful live/work townhouses consisting of 2-3 bedrooms and sky decks offering spectacular views, both of which are currently operated as short term rentals and have experienced enormous popularity.

The total investment returns show a high cap rate with a turnkey operation with all necessary contractors in place to continue running the venture essentially 'hands off'. Both units are fully furnished with high end materials and the marketing for the operation is fully in place and branded as Landed Lofts.



## ▼ LOCATION HIGHLIGHTS

- + Logger's lane/CN rail line to become future pedestrian and bike path to Oceanfront
- + Mamquam channel developments almost complete with new sea wall
- + New marina and houseboat community on Mamquam channel to start construction soon
- + Harbour Air Development permit in process - adding floatplane access to Mamquam Channel
- + Future pedestrian bridge connecting Waterfront Development to Victoria St. over Mamquam Channel
- + New development to South of Landed Lofts - high density, shopping & commercial
- + High-performance wall system; approx. double the R-value of code minimum requirements.
- + Swiss Siga membranes, ETEM European aluminum glazing, Mitsubishi high-efficiency heat pump A/C and heat, durable metal cladding
- + Roofdecks with 360-degree views
- + Long term lease in CRU
- + EV charging station in parking space
- + 2-5-10 HPO for upper units given they were permitted as residential.



## THE PROPERTY

# BUILDING OVERVIEW

Landed Lofts is one of Squamish's most popular short term rental destination accommodations, nestled in the bustling heart of this vibrant town.

Zoned as the most valuable and sought after C-4, the operation falls within the guidelines of the zoning as a commercially operated tourist accommodation operation.

With a huge amount of development in Squamish and much more to come, this is the perfect time to capitalise on these extremely well built and run units, with a brand newly relocated coffee shop in the CRU on street level.

The opportunity includes all furnishings and fittings and will of course include any bookings made to date, with demand ramping back up post COVID.

Within the close proximity are a host of well located and close facilities, and Squamish brands itself as one off the most popular outdoor destinations on the West Coast.

Incredible views of the mighty Stawamus Chief and downtown Squamish and mountains beyond are all visible from the large European aluminum glazed windows as well as from the rooftop patios, ensuring that visitors from both Canada, the USA and International destinations will continue to book this uniquely positioned location year round.

As all three units are individually stratified, there is also the opportunity to be able to divest of any of them separately or even for an investor to use one as an office or simply as a vacation home in one of the area's most popular and convenient destinations.



Size/sf  
**3533**



Total Ground Level Commercial Space:  
**431 sq.ft**



Type of Development  
**Mixed-Use**



Total Upper Level Walk Up Units (2 side by side):  
**1551 sq.ft per unit**  
**(Residential or Commercial Use)**



Number of Floors  
**5 (including rooftop patio)**



Total Parking Stalls  
**2 stalls**



Price  
**\$2,440,000**



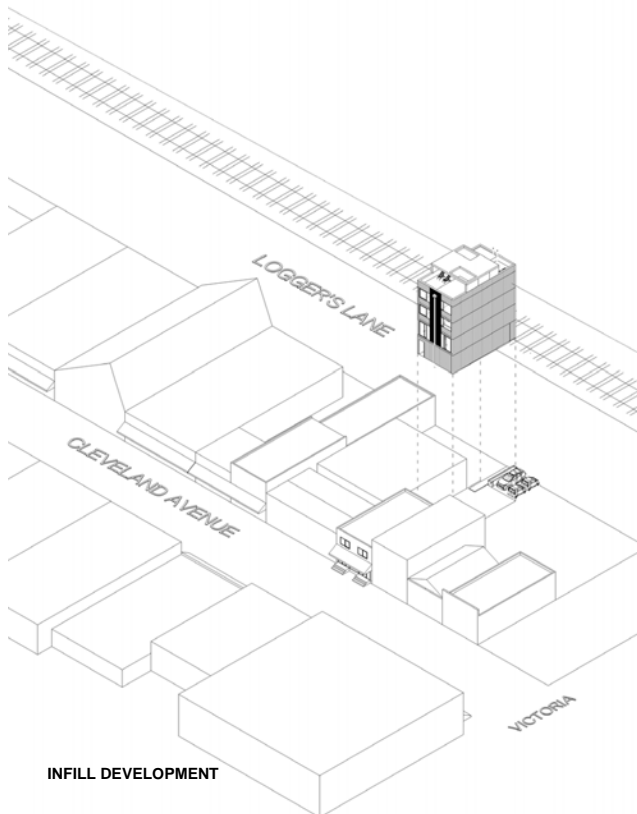
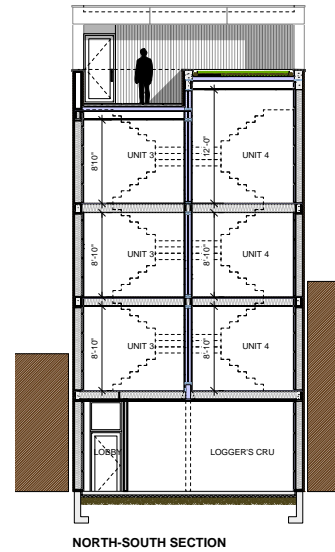
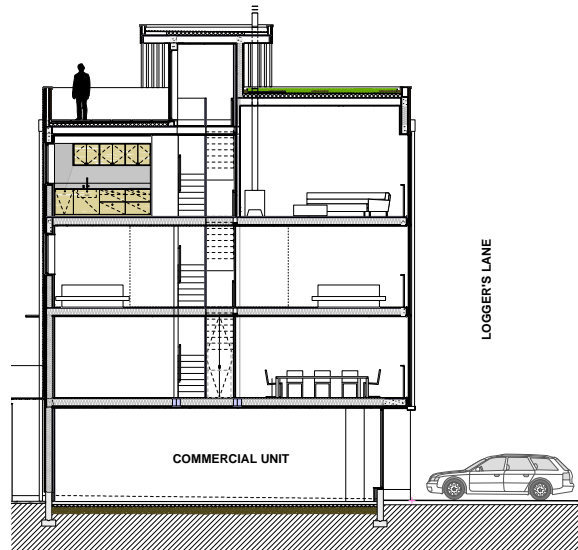
Current Zoning  
**C-4 Downtown Commercial**



## THE PROPERTY

# FLOOR PLANS

- ▶ Three units: - Ground floor Commercial Space
- Two townhouses (2-3 Bedrooms)





## THE LOCATION

# SQUAMISH

38026 Loggers Lane, Squamish

Situated between Vancouver and the exceptionally popular all year-round resort town of Whistler, the demand for these units on short term rental sites such as AirBnB and VRBO have exceeded all expectations, both through the winter months as well as summer.

Landed Lofts is exceptionally located in the heart of downtown Squamish and has easy access to Highway 99.



Whistler Village Ski Resort



Downtown Squamish





LANDED LOFTS • SQUAMISH

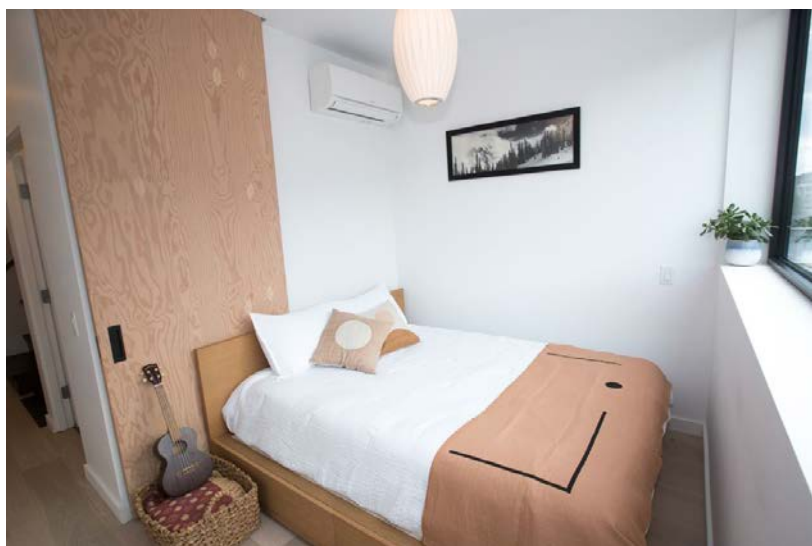
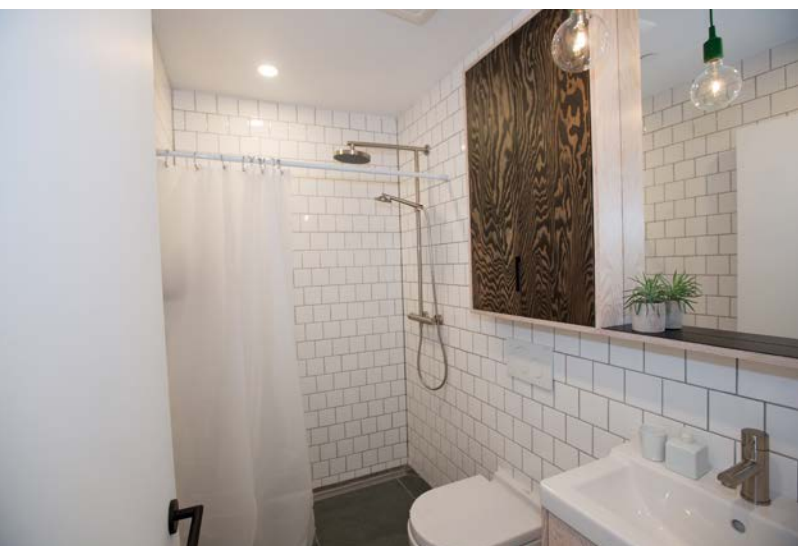
# PROPERTY SNAPSHOT





LANDED LOFTS • SQUAMISH

# PROPERTY SNAPSHOT





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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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