

FOR SALE

LONDON
PACIFIC



RAILYARDS | SQUAMISH

DEVELOPMENT PERMIT APPROVED

5-STOREY MIXED USE DEVELOPMENT SITE

39660 GOVERNMENT ROAD, SQUAMISH



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THE OPPORTUNITY

SUMMARY

Gross Site Area

1.75 Acres

Max Lot Coverage

75%

Height of Buildings

17 metres

Current Zoning

MUD-1 Mixed Use District

Development Permit

Approved

Building Permit

Imminent

It is rare to see an opportunity as close to being ready to be built as this come to market, and London Pacific is therefore pleased to present for sale this extremely well located development site which has a Development Permit approved and in place for a mixed use commercial and residential rental building. The Building Permit was applied for in December 2021, and is therefore imminent following which the development will be shovel ready.

All the necessary work has been done including the site having been preloaded and importantly there are no CAC's to be paid or affordable rental housing component, making this a once on a lifetime opportunity to take over a significant development in one of the fastest growing areas of British Columbia.

OFFER PROCESS

Please contact the Listing Broker for a Confidentiality Agreement following which all plans, permits and reports will be made available. Offers will be presented for consideration to the vendor upon receipt.



THE OPPORTUNITY

DEVELOPMENT OVERVIEW



Located in the neighbourhood known as Railyards, this exclusively listed development site is in a unique position as it is almost completely shovel ready, with an approved Development Permit and a Building Permit which is likely to be approved imminently.

The 1.75 acre site has been approved for a 5 storey mixed use building consisting of nearly 12,000 sq ft of flexible commercial/manufacturing space which will attract a wide range of tenants or owners if stratified.

In addition, the approved plans include 27 residential live/work units of varying sizes from 3 bachelor units measuring just under 500 sq ft, 12 x 1 bed plus den units around 655 sq ft and 12 x 2 bed plus den units in two different configurations, either at 766 sq ft or 775 sq ft. Live/work units are in great demand due to the number of people wishing to work from home and are expected to rent at record setting rates.

Rental rates for the area were set over a year ago in the neighbouring building and these exceeded expectation and in fact set new rental records for units in Squamish. Suffering from a distinct lack of available rentals for the ever expanding town of Squamish, this development will undoubtedly set new rental rates again.

The design of this development has been carefully thought out by the architects, as it leaves additional space on the property to immediately develop a second building on the south half of the site fronting onto Pioneer Road, and thus completely separate from the first building.

The zoning allows a wide range of uses for an additional development and as nothing has yet been planned for phase 2, the opportunity to take significant advantage of this forethought is obvious. The currently planned development covers only some 16% of the site, leaving a large percentage for future plans as the maximum site coverage is 75% as per current zoning.



Current Site View

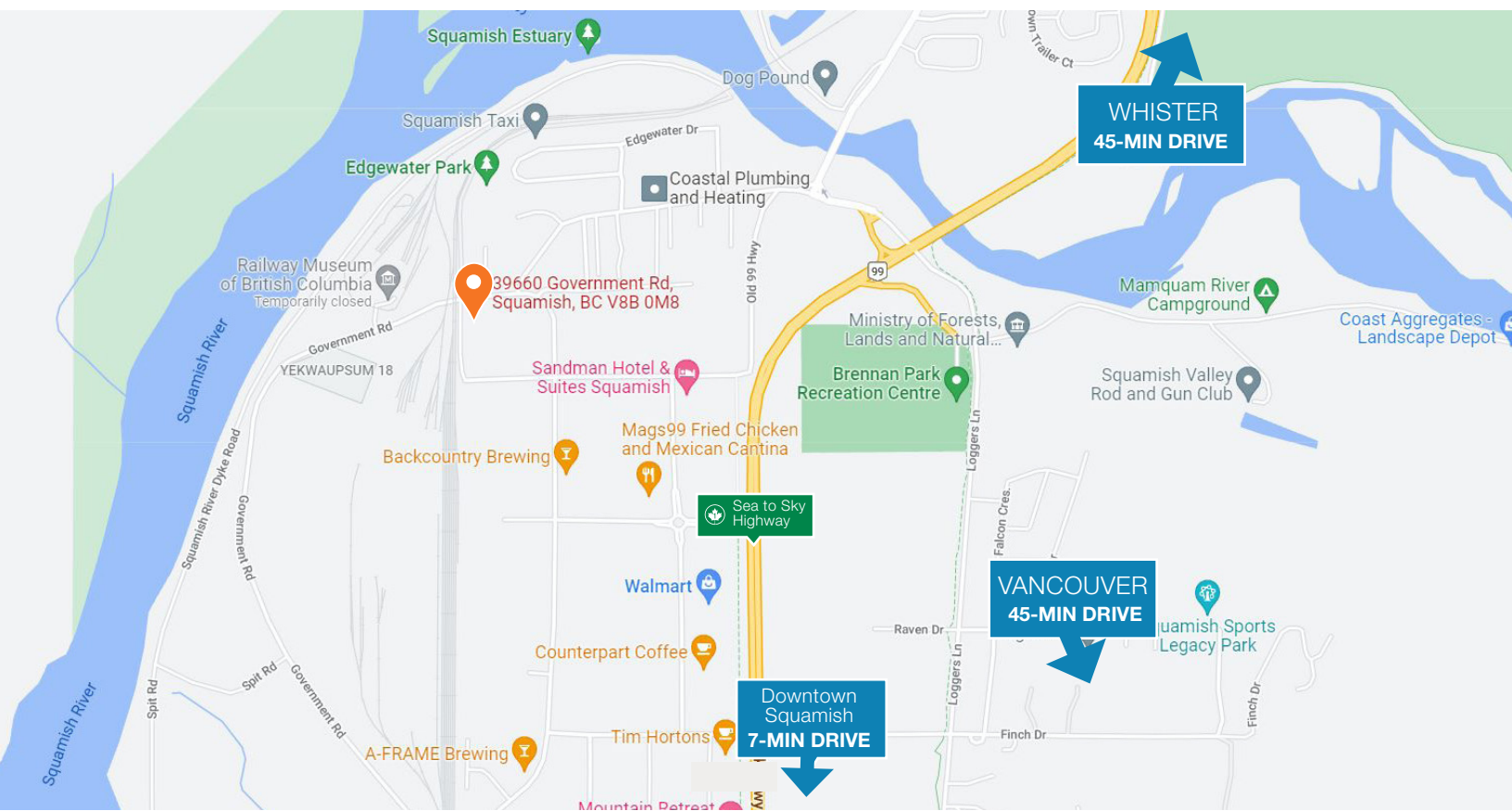
THE SITE

LOCATION

39660 GOVERNMENT ROAD, SQUAMISH

Located in the Railyards area of Squamish, which is between the business park and the residential area, the site is adjacent to two mixed use buildings, one of which is still under construction. Accessibility to the Sea to Sky Hwy 1 is excellent meaning that Vancouver and Whistler are both within 45 minutes drive away.

The business park itself is home to a multitude and eclectic mix of businesses and includes restaurants, pubs, breweries and more.



West Coast Heritage Park



Sea to Sky Business Park



THE FAST GROWING COMMUNITY

SQUAMISH

SQUAMISH is one of the fastest growing communities of British Columbia, this town has surpassed all reckoning in terms of growth over the last 5 – 6 years and is firmly establishing itself as both a bedroom community for office and professional workers from Vancouver, as well as the ultimate outdoor destination in Southern BC.

The Town's motto of *Hardwired for Adventure*, is both accurate and exciting, affording the town's residents many places and opportunities to play and live in the amazing and awe-inspiring scenery they are proud to call home.



Downtown Squamish

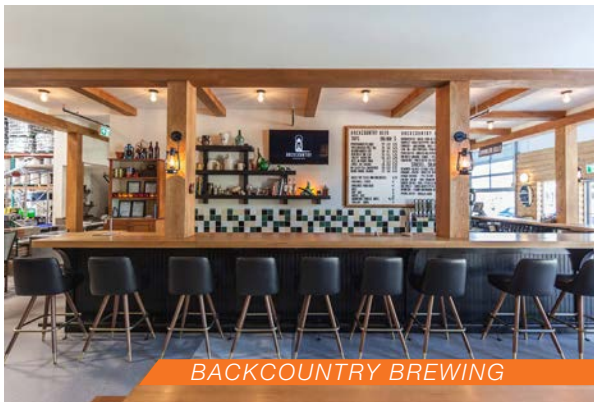


Legacy Sports Park

SEA TO SKY

SQUAMISH VALLEY

ROCK CLIMBING THE CHIEF



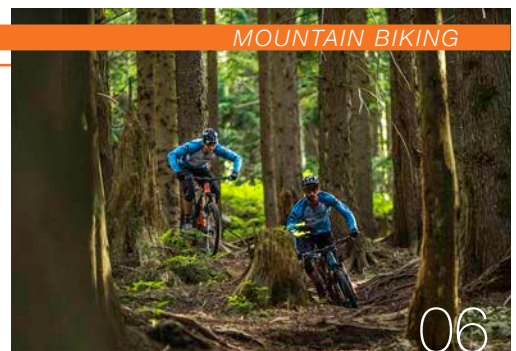
BACKCOUNTRY BREWING



ALPINE SKIING



FRESH WATER FISHING



MOUNTAIN BIKING

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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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