

FOR SALE

LONDONPACIFIC
REDEFINING LAND


**Macdonald
Realty**



THE NORTHYARDS | SQUAMISH

BRAND NEW

2-STOREY COMMERCIAL SPACE

39666 GOVERNMENT ROAD, SQUAMISH



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THE OPPORTUNITY

INVESTMENT OVERVIEW



The Northyards Building represents an outstanding opportunity to purchase commercial space in a brand-new development by Westurban Developments currently nearing completion in a popular and desirable location in Squamish.

Occupation certificate is due to be issued in October 2020, and with a good range of different sized retail or professional offices along with an additional floor of commercial space on the second floor, this building will undoubtedly become a neighbourhood hub.

HIGHLIGHTS:

- + Centrally located between residential and commercial area
- + Versatile usage in mixed-use building
- + Great views
- + Easy Highway 99 access
- + Squamish a rapidly growing town
- + Scheduled completion July 2020
- + 35 minutes to Vancouver
- + 40 minutes to Whistler

Centrally located within the rapidly growing community of Squamish and within a brand new mixed- use building, the lower level offers commercial space of varying sizes starting at 1,050 SQFT up to a maximum of 10,254 SQFT. On the second floor, an office space of 3,971 SQFT offers astonishing mountain views.

This is a very versatile opportunity given the zoning and a variety of potential uses include alcoholic beverage manufacturing, artisan, business and professional, farmers market, fitness centre, indoor recreation, institutional, interpretive centre, nursery, pet grooming, research and development & small scale manufacturing.

THE LOCATION

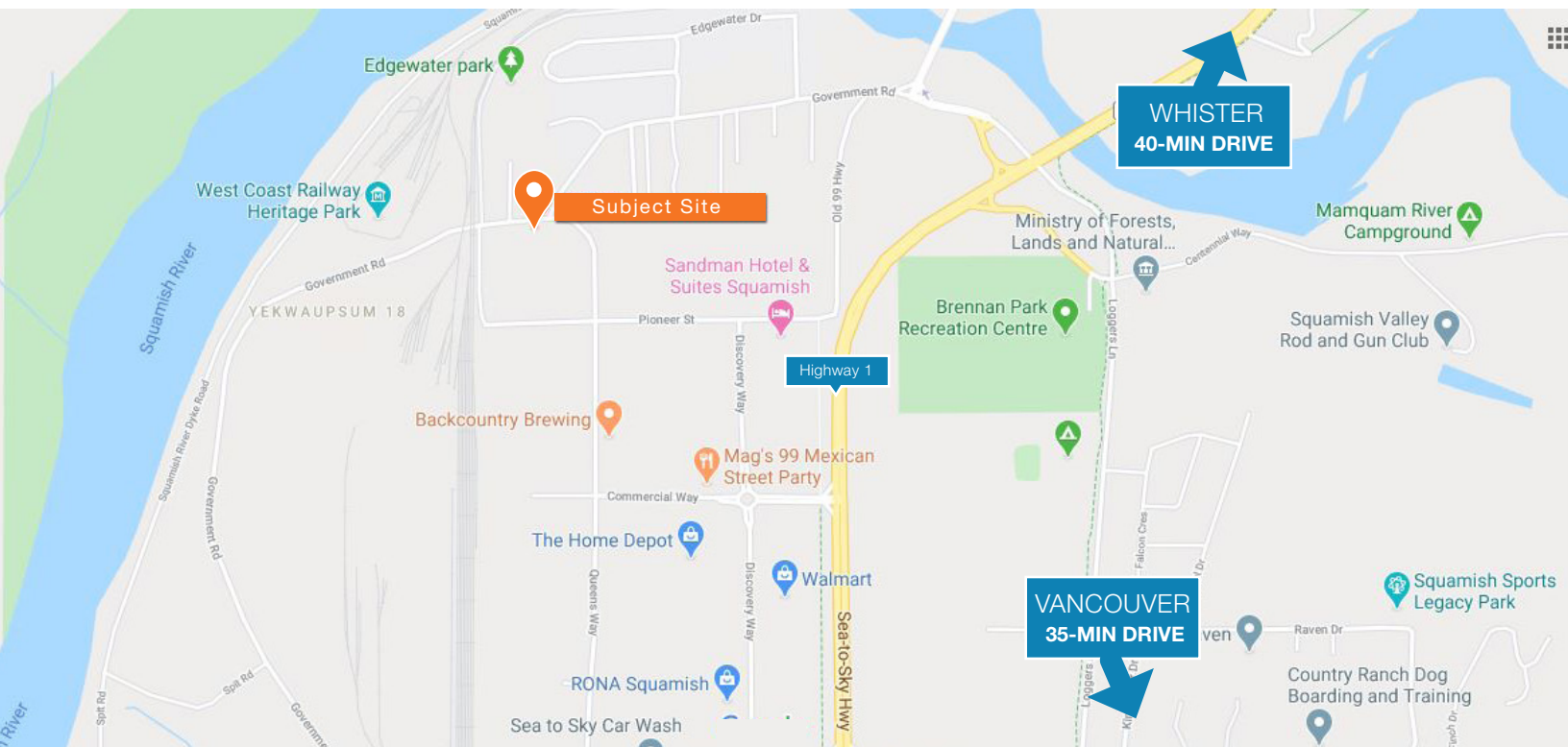
SQUAMISH

THE NORTHYARDS

39666 GOVERNMENT ROAD, SQUAMISH

With an excellent location close to the residential neighbourhood of Northyards and in close proximity to the Squamish Business Park which is full of industrial and commercial facilities, this is the ideal location to acquire a prime space within an area offering other future potential developments and easy access to Highway 99.

With the West Coast Railway Museum and West Coast Heritage Park in close proximity, both of which draw tourists into the area, the opportunities are endless for both retail or professional offices.

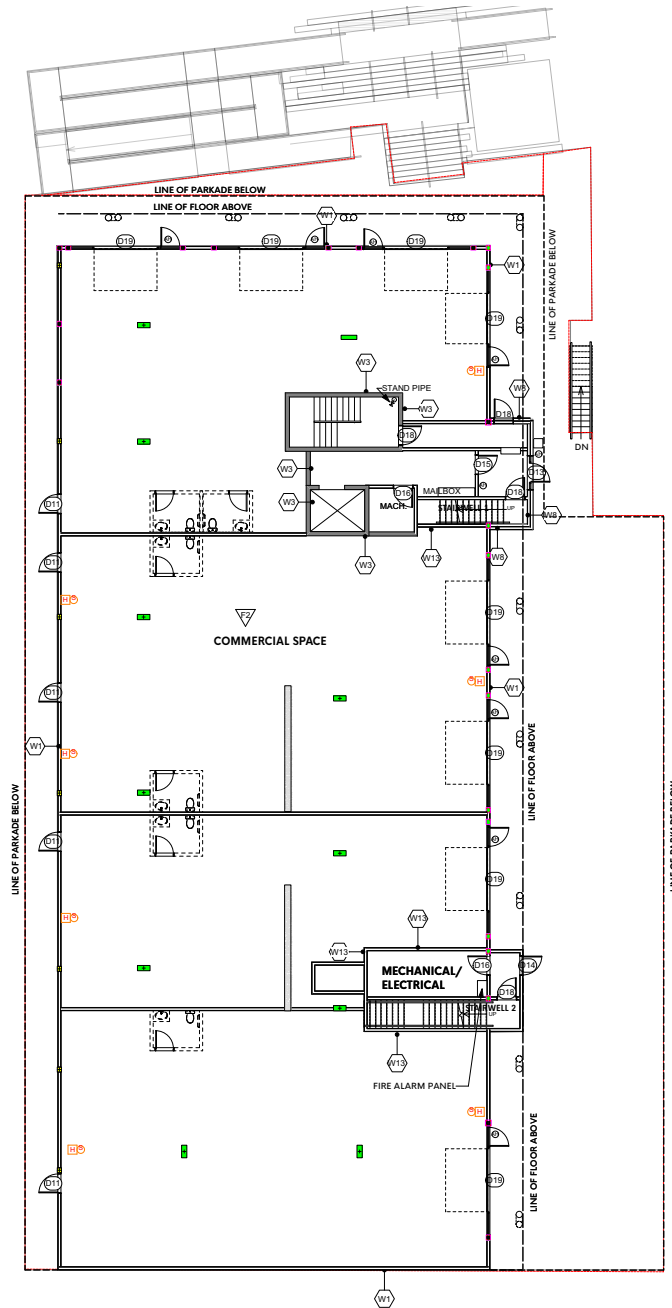


West Coast Heritage Park

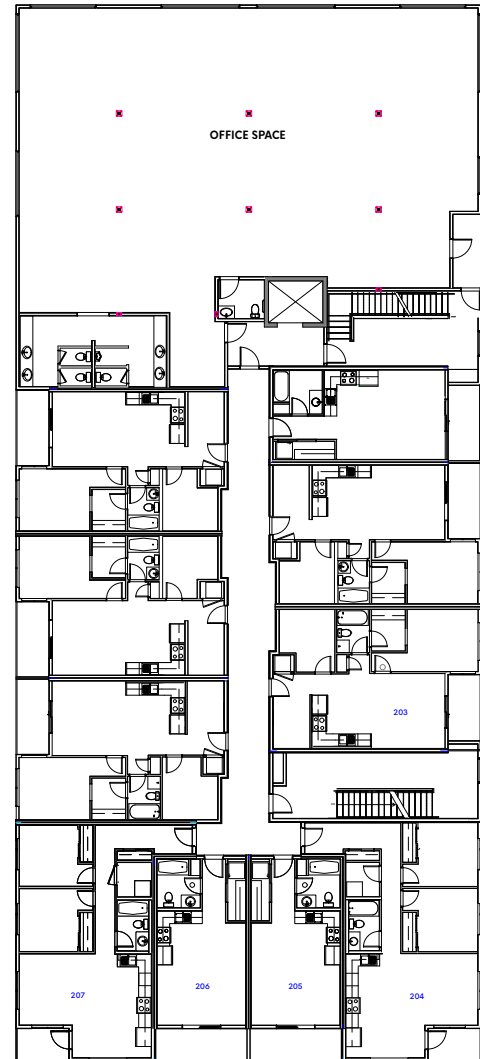


Sea to Sky Business Park

FLOOR PLANS



MAIN FLOOR - 1ST LEVEL



FLOOR PLAN - 2ND

Main floor commercial space: varying sizes starting at 1,050 SQFT up to a maximum of 10,254 SQFT. Second floor: 3,971 SQFT with astonishing mountain views.

There are 3 levels of residential rental units above. The parking which is required to be allocated as per the bylaw, comprises 20 for the commercial portion as well as 8 shared office and visitor spaces.

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