

FOR SALE

LONDON  
PACIFIC



NORTH YARDS | SQUAMISH

# ONE ACRE INDUSTRIAL DEVELOPMENT SITE

39655 GOVERNMENT ROAD, SQUAMISH



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## SUMMARY

## 39655 GOVERNMENT ROAD, SQUAMISH

Gross Site Area

1.01 Acres(43,883 SQFT)

Current Zoning

I-1

Neighbourhood

North Yards, Squamish

Services

On Site

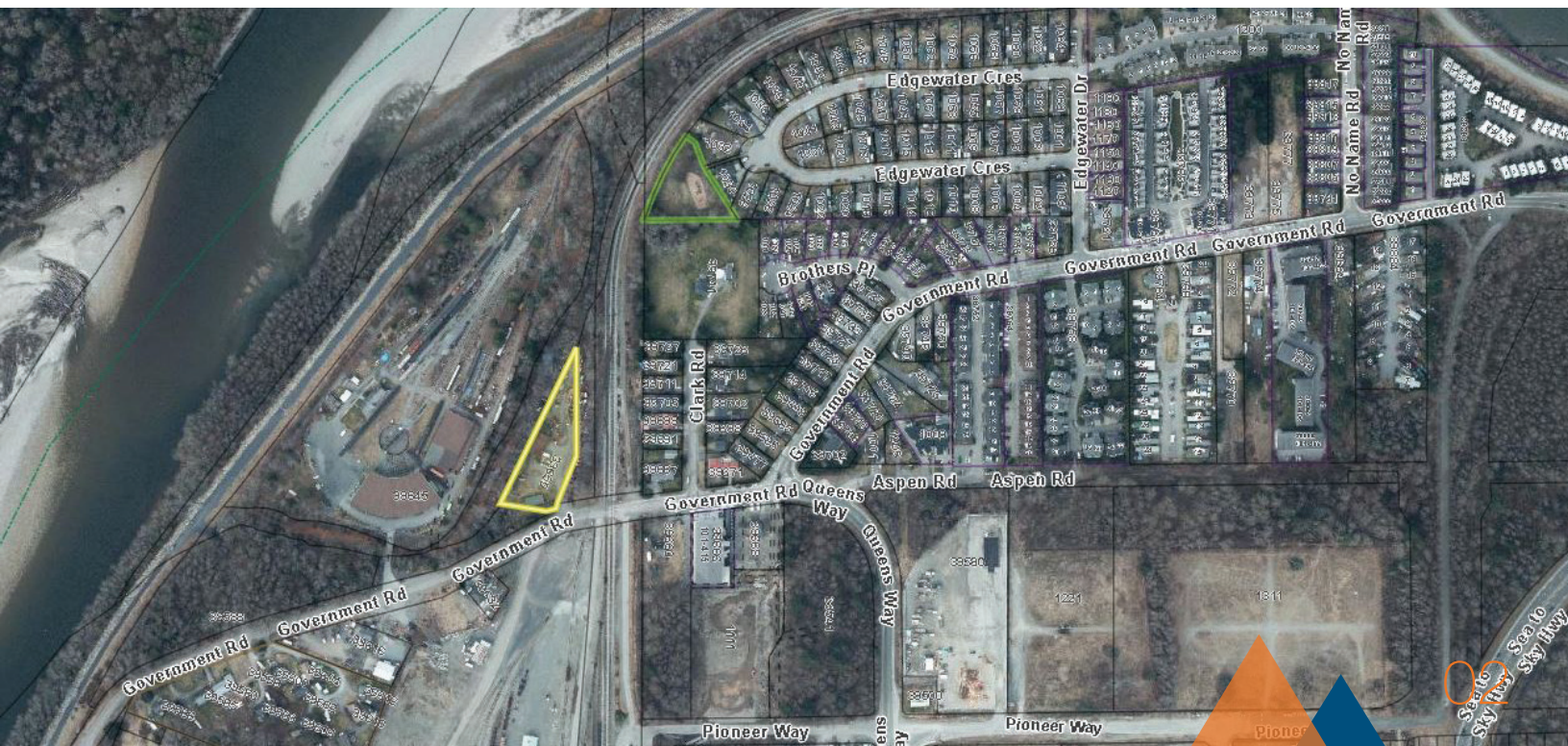
Price

\$3,990,000

London Pacific are pleased to present for sale this 1+ acre site in the thriving and fast growing community of Squamish, BC, after having been in the same family for many years.

Situated on Government Road in what is termed the North Yards area just north of the Squamish Business Park and adjacent to the Railway Museum, this flat parcel has been used historically as a storage yard and workshop for a large earth moving equipment company, and also has a 3 bedroom, 1 bathroom house on the site as a caretakers facility, or which of course can be used as an income producing asset. Some upgrades have been made to the house in the last 2-3 years.

The property is in a high visibility area as the road is the only access to the BC Rail Yards, with its many eclectic industrial tenants and also the only access to the Squamish Spit.





## THE OPPORTUNITY

# DEVELOPMENT OVERVIEW



Zoned as the sought after I-2 which encompasses all uses in I-3 as well, the zoning is flexible for industrial redevelopment with a maximum height of some 11m or the property can be kept as an owner occupied use.

In addition, the current owners have historically utilised some of the lot to the east belonging to BC Rail and have indicated that a formal lease will be in place for this portion shortly to confirm usage, meaning that the site increases in size to around 1.45 acres for storage uses.

The specific area has seen much development of late with 3 buildings containing both residential rentals and commercial uses under construction with more to come in the near future, so the area is seeing a steady influx of people living and working in the direct vicinity.

With the increased demand for industrial sites in Squamish as well as the ever increasing population this site could be home to your own business or for a wide variety of investment usages.





THE SITE

# LOCATION

39655 GOVERNMENT ROAD, SQUAMISH

Situated on Government Road in what is termed the North Yards area just north of the Squamish Business Park and adjacent to the Railway Museum,. 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.





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# PROPERTY SNAPSHOT





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# PROPERTY SNAPSHOT





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



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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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