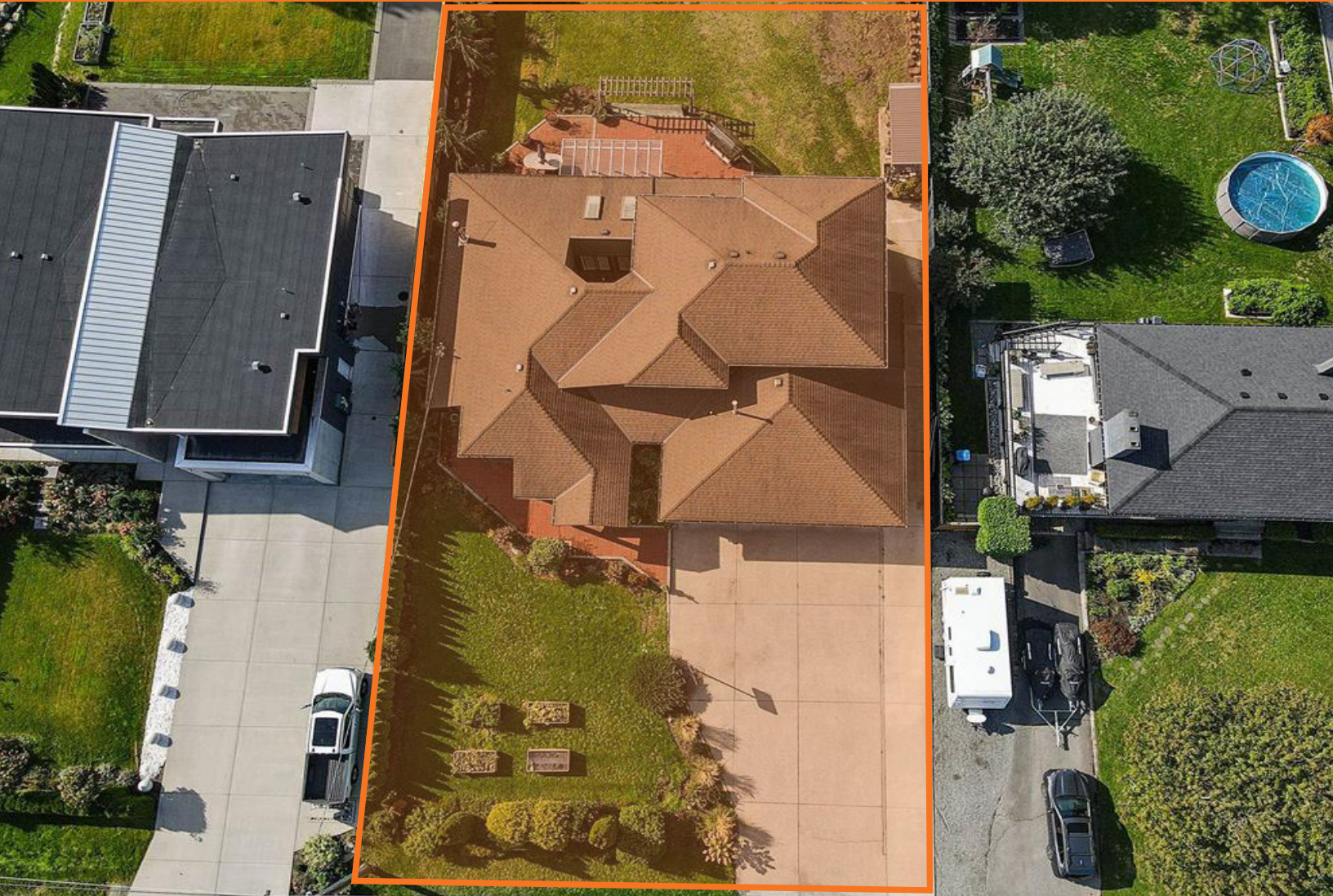


FOR SALE

LONDON PACIFIC



EXCLUSIVE LISTING

40169 Garibaldi Way, Squamish

Lot Size: 24,441 SQFT

MIKE GUINAN-BROWNE

PERSONAL REAL ESTATE CORPORATION

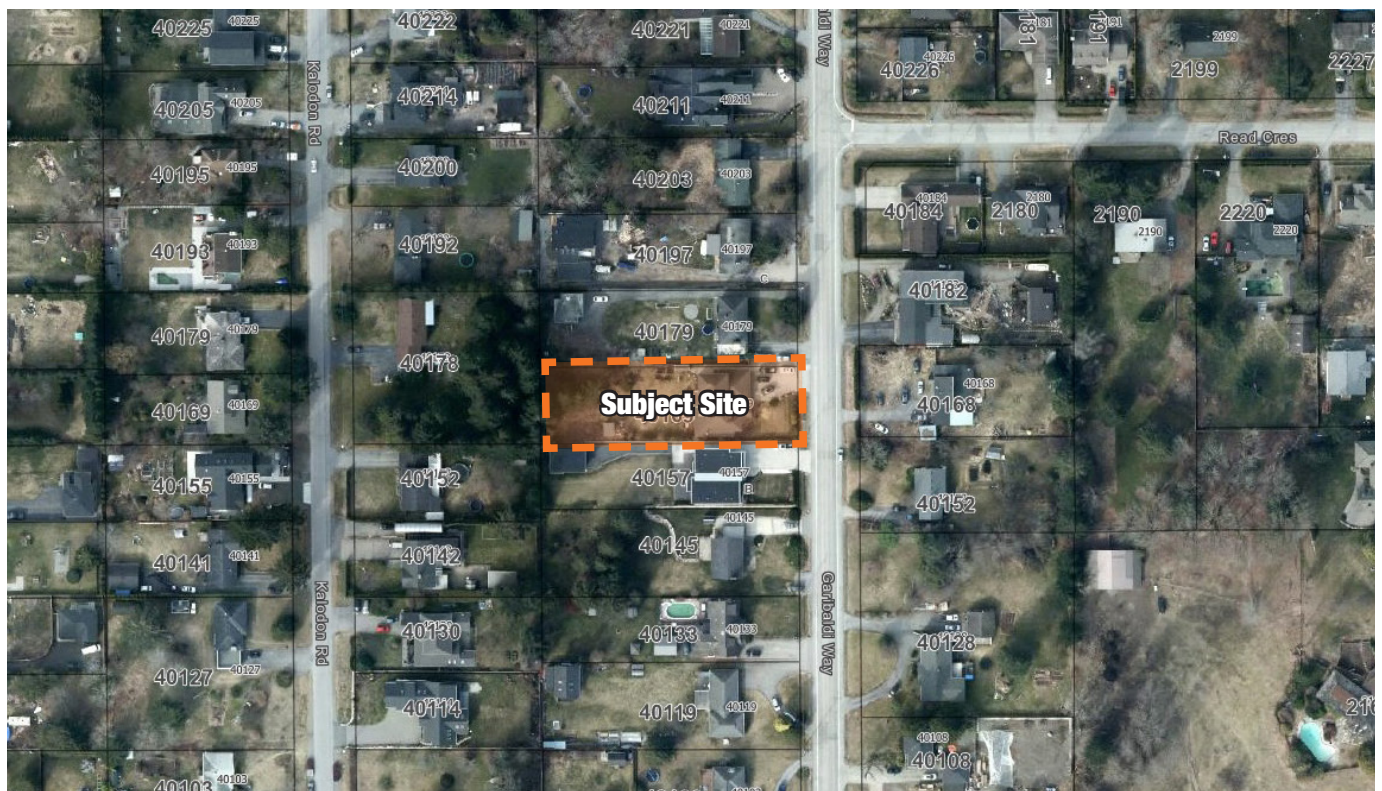
(604) 805-9904

MGuinanBrowne@londonpacific.ca



SUMMARY

Welcome to 40169 Garibaldi Way Squamish, an exceptional half acre potential development site nestled in the heart of Squamish, British Columbia. Boasting unparalleled natural beauty, abundant recreational opportunities, and a thriving community, this property offers a gateway to a truly exceptional lifestyle. With its prime location and exciting local area plan, 40169 Garibaldi Way presents an incredible investment opportunity for developers.



Official Community Plan

The Local Area Plan

Garibaldi Estates Neighbourhood Plan - Estates Centre Sub Area 2023

40169 Garibaldi Way is the subject of an exciting local area plan, which envisions a vibrant and sustainable community. Designed to harmonize with the natural surroundings, the plan includes mixed-use zoning, creating a diverse range of opportunities for commercial, residential, and recreational development. Emphasis has been placed on creating walkable neighborhoods, green spaces, and promoting sustainable design practices, making this an ideal site for forward-thinking developers.



	Current	Scenario C	
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster Consolidated Subdivision Consolidated Townhouses	
Maximum Height (m)	9	10.7	
Storeys	2	3	
Maximum Density (FAR)	0.45 - 0.5	0.45 - 0.5	Single Unit/Duplex Triplex/Fourplex Cottage Cluster
		0.45	Small Lot Single Family
		0.8	Townhouse

SCENARIO C

Designated in the new local area plan as the Estates Centre sub area, this site is destined to be upzoned to accommodate the higher density established in the OCP and at present the prediction is that this site will be designated with the Scenario C in the plan which should allow 0.8FSR for townhouses on the site.

This would potentially be large enough for around 12-14 units and would provide substantial return on investment. The site sizing at +/-82' x 274' also allows for good use of the space.

PROPERTY SUMMARY

SALIENT FACTS

Address

40169 Garibaldi Way, Squamish

PID

014-840-260

Current Zoning

RS-1A

LAP

Garibaldi Estates - Estates Centre

Lot Size

24,441 SQFT

Dimensions

+/-82' x 274' FT

Investment Opportunity

Investing in 40169 Garibaldi Way Squamish presents a unique opportunity to be part of a dynamic and forward-looking community. With the local area plan paving the way for smart growth and sustainable development, this property offers the potential for significant returns. For a developer looking to create innovative housing solutions or a this site is primed for success.

Current Improvement

At present a beautifully kept 4 bedroom home rests on the property with an expansive floor plan of some 3,300 sq ft., and is the ideal rental income property whilst the rezoning takes place.



Endless Recreation

Squamish is renowned as the “Outdoor Recreation Capital of Canada,” and 40169 Garibaldi Way puts you at the heart of it all. Surrounded by world-class hiking and biking trails, rock climbing routes, and waterways, adventure awaits at your doorstep. Immerse yourself in the unparalleled beauty of Garibaldi Provincial Park, enjoy world-class skiing in nearby Whistler, or embark on a kayaking adventure along the breathtaking Howe Sound. With nature as your playground, every day holds the promise of a thrilling outdoor experience.



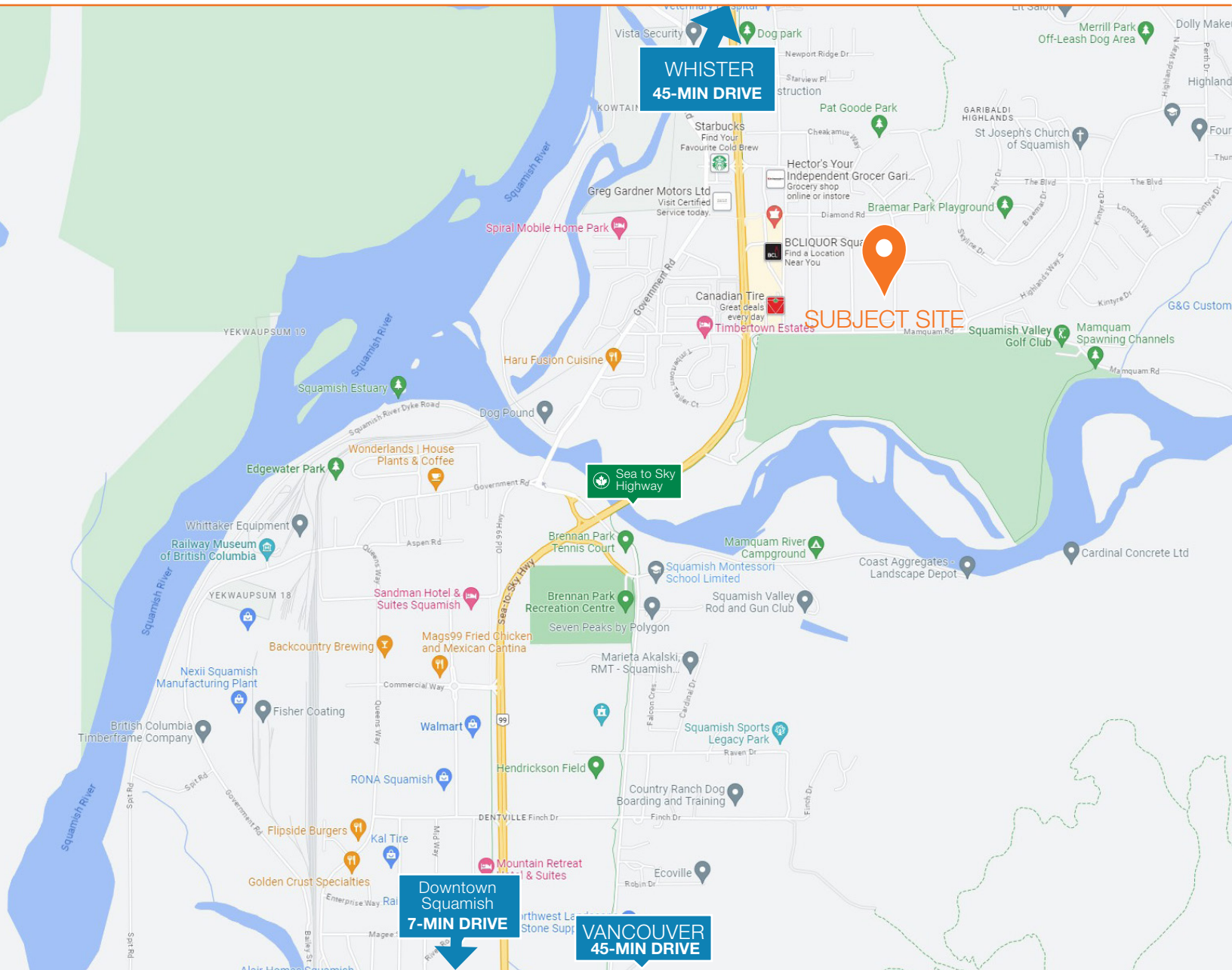
RAILWAY MUSEUM OF BC



Garibaldi Provincial Park

Community and Amenities

Squamish is a thriving community with a strong sense of connection and camaraderie. At 40169 Garibaldi Way, you'll find yourself immersed in a warm and welcoming environment. Benefit from an array of amenities, including excellent schools, healthcare facilities, shopping centers, and a vibrant arts and culture scene. Engage in local events, farmers' markets, and community gatherings, where you'll forge lasting friendships and create memories.



THE FAST GROWING COMMUNITY

SQUAMISH

Squamish is a vibrant and picturesque town nestled in the heart of British Columbia, Canada. Situated at the northern end of the Howe Sound fjord, Squamish is surrounded by breathtaking natural beauty, with towering mountains, lush forests, and the sparkling waters of the sound. Known as the “Outdoor Recreation Capital of Canada,” Squamish offers an abundance of outdoor activities and adventures.

One of the main attractions in Squamish is rock climbing, as it boasts some of the best climbing routes in the world. The Stawamus Chief, a massive granite monolith, is a renowned destination for climbers of all levels. Hiking and mountain biking are also popular pursuits, with numerous trails catering to different skill levels and offering stunning views of the surrounding landscapes.

The Squamish Valley is a paradise for water sports enthusiasts. The Howe Sound provides ample opportunities for kayaking, paddleboarding, and boating. Windsurfing and kitesurfing are particularly favored due to the strong winds that sweep through the area.



Downtown Squamish



Whistler Village Ski Resort



Legacy Sports Park

SEA TO SKY

SQUAMISH VALLEY

ROCK CLIMBING THE CHIEF



BACKCOUNTRY BREWING



ALPINE SKIING



FRESH WATER FISHING



MOUNTAIN BIKING



The town itself has a charming and welcoming atmosphere. Its downtown area is dotted with locally-owned shops, cafes, and restaurants, offering a variety of cuisines to suit every palate. The Squamish Farmers Market, held weekly during the summer months, showcases the region's bountiful produce and crafts.

Squamish is also a gateway to nearby attractions, such as Whistler, famous for its ski slopes and outdoor recreational activities, and the scenic Sea-to-Sky Highway, which offers breathtaking views during the drive to Vancouver.

With its awe-inspiring natural beauty and an array of outdoor activities, Squamish is a destination that captivates the hearts of adventurers and nature lovers alike

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