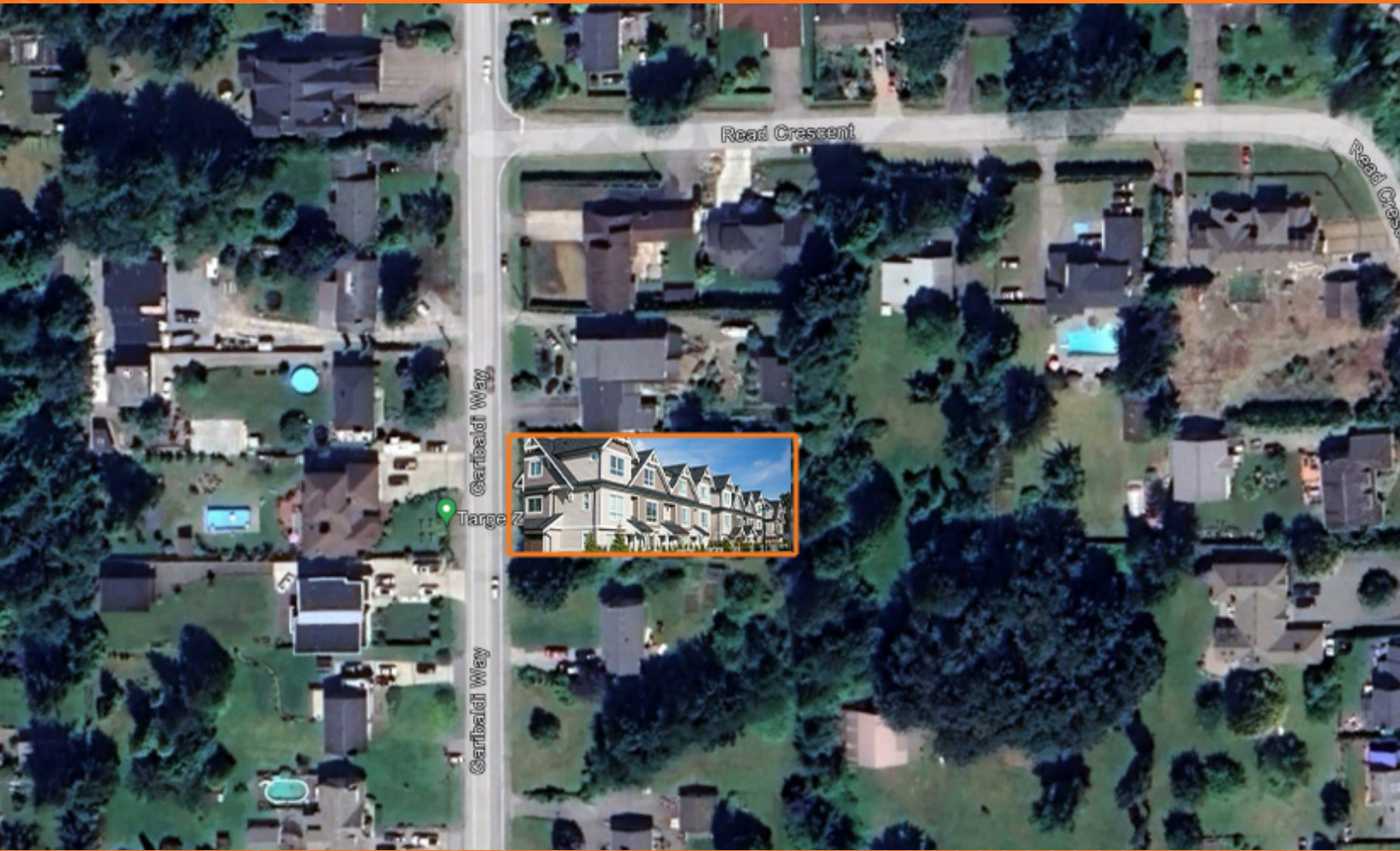


**LONDON  
PACIFIC**



**FOR SALE**

**40168 GARIBALDI WAY  
SQUAMISH**

**MIKE GUINAN-BROWNE**

PERSONAL REAL ESTATE CORPORATION

(604) 805-9904

[MGUINANBROWNE@LONDONPACIFIC.CA](mailto:MGUINANBROWNE@LONDONPACIFIC.CA)

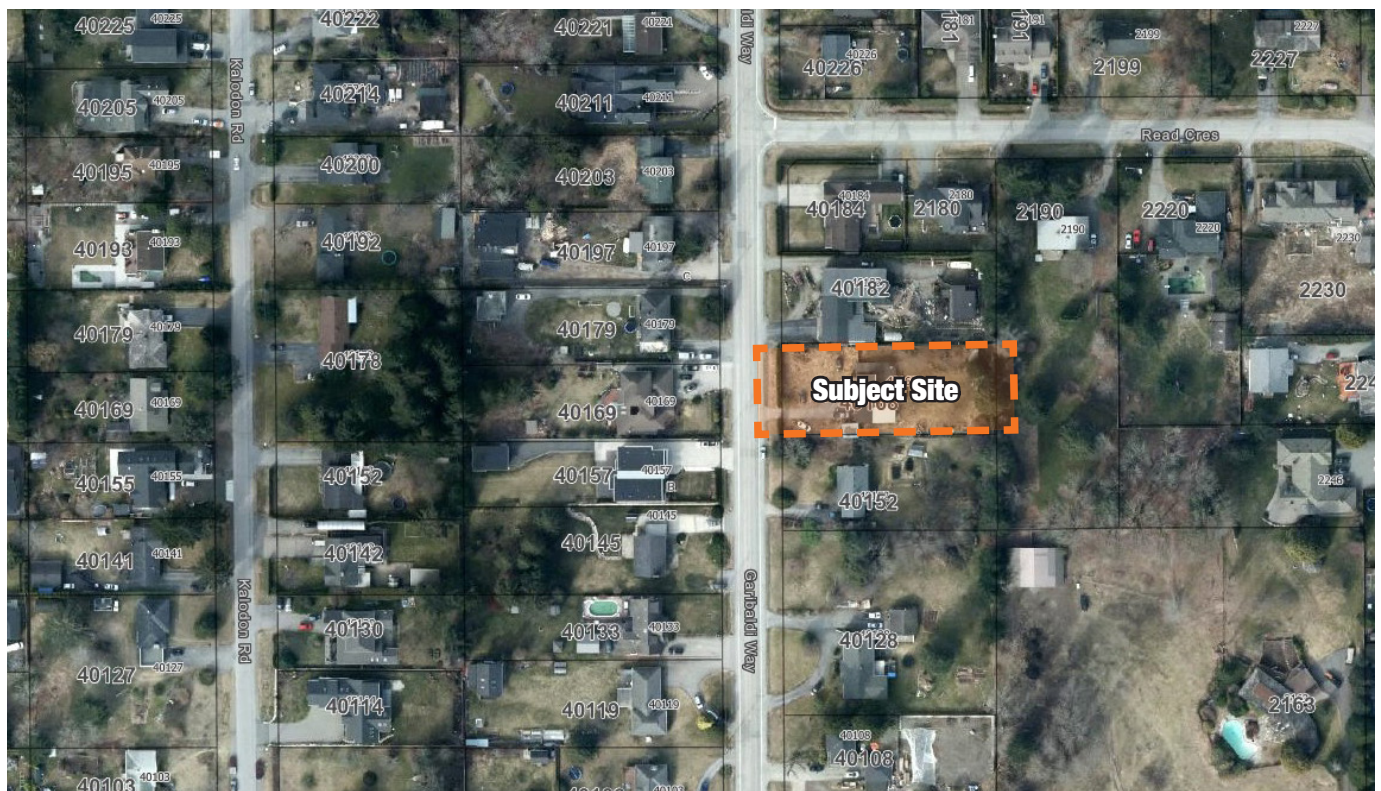


# SITE OVERVIEW

## SUMMARY

### 40168 Garibaldi Way, Squamish

Are you seeking a lucrative investment opportunity in one of British Columbia's fastest-growing regions? Look no further than 40168 Garibaldi Way Squamish, an exceptional development site boasting enormous potential for at least 10 or more townhouses. Situated in the heart of Squamish and closely aligned with the forthcoming local area plan, this property presents an unparalleled chance for redevelopment success. With its strategic location, breathtaking surroundings, and a supportive community, this site is poised to become a landmark address.



# Official Community Plan

## The Local Area Plan

### Garibaldi Estates Neighbourhood Plan - Estates Centre Sub Area 2023

40168 Garibaldi Way Squamish occupies a highly sought-after position, offering easy access to all the amenities and attractions that Squamish has to offer. Situated in close proximity to downtown Squamish, residents will enjoy the convenience of being just minutes away from shopping centers, schools, recreational facilities, and a vibrant local dining scene. The property’s accessibility is further enhanced by its proximity to major transportation routes, making it an ideal choice for commuters and those seeking a balanced lifestyle.



	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 10-12 units and would provide substantial return on investment. The site sizing at +/-100’ x 223’ also allows for good use of the space.

# PROPERTY SUMMARY

## SALIENT FACTS

Address

40168 Garibaldi Way, Squamish

PID

009-154-752

Current Zoning

RS-1A

LAP

Garibaldi Estates - Estates Centre

Lot Size

22,314 SQFT

Dimensions

+/-100' x 223' FT

## Investment Opportunity

40168 Garibaldi Way Squamish presents an exceptional investment opportunity for developers, builders, and investors seeking to capitalize on Squamish's burgeoning real estate market. With the potential to build over 10 townhouses on this prime site, the possibilities for financial success are abundant. As the local area plan unfolds, property values in the area are expected to rise, making this an opportune time to secure your stake in Squamish's bright future.

Don't miss out on this remarkable opportunity to be part of the transformation of 40168 Garibaldi Way Squamish. Contact us today to learn more about this prime development site and start envisioning your future in this thriving community. The time is now to make your mark in Squamish's vibrant real estate landscape.

## Current Improvement

At present a 4 bedroom home rests on the property with an expansive floor plan of some 2,300 sqft., which currently provides rental income whilst the rezoning takes place.

## Comparables:

Address

1165 Wilson Crescent

SOLD - Oct 2021

\$2,000,000

Lot Size

15,539 SQFT

Price/SQFT

\$128/SQFT

Zoning

RM-1

Address

38459 Buckley Avenue

SOLD - April 2023

\$1,550,000

Lot Size

12,136 SQFT

Price/SQFT

\$128/SQFT

Zoning

RM-1



## Endless Recreation

Squamish is renowned as the “Outdoor Recreation Capital of Canada,” and 40168 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.



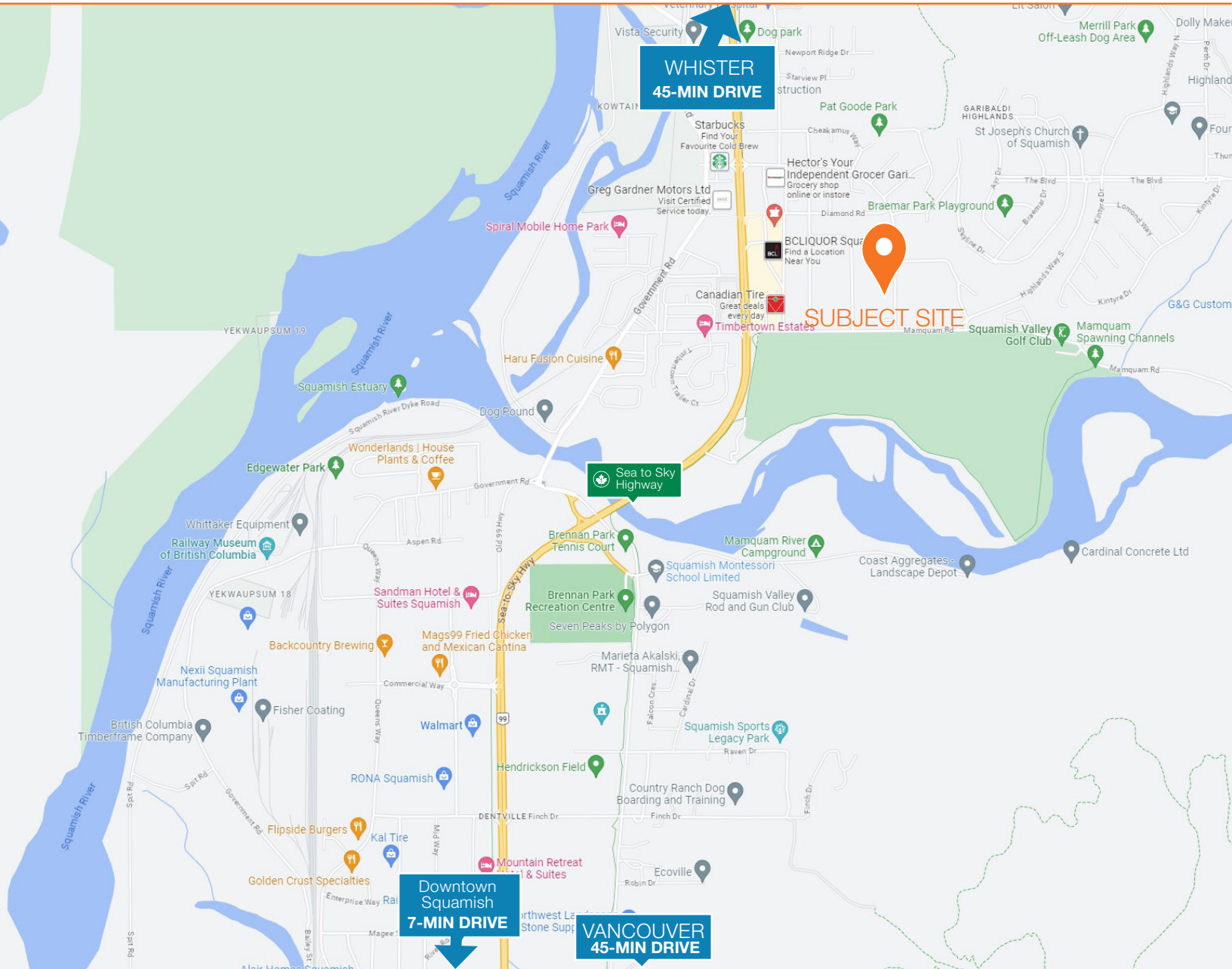
RAILWAY MUSEUM OF BC



Garibaldi Provincial Park

## Community and Amenities

The map displays the Squamish region, featuring the Squamish River and surrounding land. A blue box at the top indicates a 45-minute drive to Whistler. A green box at the bottom indicates a 7-minute drive to Downtown Squamish. A blue box at the bottom right indicates a 45-minute drive to Vancouver. An orange pin marks the 'SUBJECT SITE' in the central-eastern part of the map. Various landmarks and businesses are labeled, including the Railway Museum of British Columbia, Whittaker Equipment, Nexii Squamish Manufacturing Plant, British Columbia Timberframe Company, Fisher Coating, Walmart, RONA Squamish, and several restaurants and parks. The map also shows the Sea-to-Sky Highway and the Squamish Estuary.





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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