



SQUAMISH DEVELOPMENT SITE

37956 - 37970 FOURTH AVENUE
SQUAMISH BC

**LONDON
PACIFIC**

THE HEART OF SQUAMISH

INTRODUCTION

London Pacific is proud to present a rare chance to acquire a 3-lot assembly spanning over 18,000 square feet at 37956, 37962 & 37970 Fourth Avenue, Squamish.



This prime property is designated in the OCP as downtown residential, with a 2.0 FSR, opening the doors to a world of possibilities for redevelopment. Whether you envision a stunning condominium project or a thriving rental building, this location is poised to become the next iconic landmark in Squamish.



Around the Subject Site



A DEVELOPER'S DREAM COME TRUE ENDLESS POTENTIAL

As a developer, you understand the importance of a versatile canvas to bring your vision to life. The OCP designation of 2.0 FSR, empowers you to create a thriving community that complements the town's unique charm. Whether your focus is on developing luxurious condos, a sustainable rental project, or a combination of both, the possibilities are limited only by your imagination.

FEATURES

- Over 18,000 square feet of prime real estate in the heart of Squamish, BC.
- OCP designation of 2.0 FSR, offering flexibility for your development plans.
- Ideal for condos or rental building
- Convenient access to major transportation routes and downtown Squamish.
- Surrounded by the natural beauty of Squamish's awe-inspiring landscapes.
- Booming real estate market with increasing demand for quality housing.
- 37956 Fourth has an existing house for hold income



A STRONG INVESTMENT: PROSPERITY FOR TODAY AND TOMORROW

LOCATION

Nestled amidst the majestic mountains and breathtaking landscapes of Squamish, this property is strategically situated to offer the best of both worlds – tranquility and convenience. With easy access to major transportation routes and within a couple of blocks to the vibrant downtown core, residents will relish the perfect blend of urban amenities and the serenity of nature.

Squamish, renowned as the Outdoor Recreation Capital of Canada, attracts adventurers and nature enthusiasts alike, making it an ideal destination for potential homeowners or tenants.

The real estate market in Squamish has been flourishing, and the demand for quality housing continues to soar. As urban centers experience population growth, Squamish has emerged as an attractive alternative for residents seeking a harmonious blend of a vibrant lifestyle and breathtaking surroundings. By investing in this 3-lot assembly, you position yourself to capitalize on the region's growth and secure a strong return on investment in the years to come.



DETAILED INFORMATION

DEVELOPMENT POTENTIAL

29.11 DOWNTOWN RESIDENTIAL

Applies to lands in the downtown area designated for a range of mixed densities including stacked, ground-oriented townhouse, rowhouse, stacked or clustered townhouse, courtyard or garden apartment, and traditional apartment buildings. This designation also supports integration of parks, greenways, public open spaces, and limited pockets of neighbourhood commercial. The maximum floor area ratio in the Downtown Residential area is 2.0.

SALIENT FACTS

Address

37970, 37962, 37956 Fourth Avenue, Squamish

PID

012-005-371, 012-005-363, 012-005-335

Lot Size

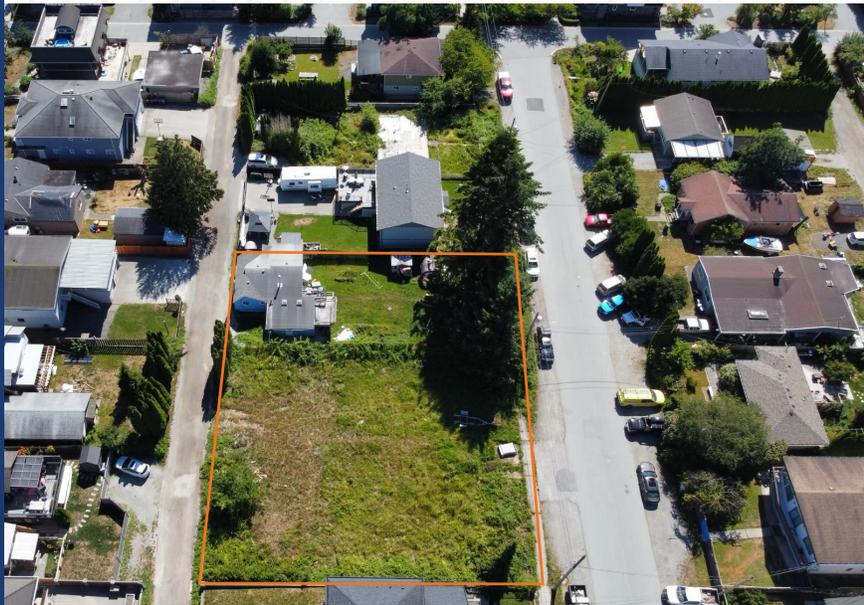
18,042 Sqft

Current Zoning

P-1 & RS-2

Dimensions

150' x 120' Ft



Act Now: Your Gateway to Success Awaits

The time could not be better to seize this extraordinary opportunity and make your mark on Squamish's thriving real estate landscape. As a developer, you understand the value of location, zoning, timing and potential – and this 3-lot assembly at 37956, 37962 & 37970 Fourth Avenue delivers it all. Unlock the door to your future prosperity and join us in shaping the future of Squamish. Contact today to discuss your interest, schedule a site visit, and embark on this exciting journey of development and success. Let us guide you every step of the way as you create a masterpiece that will stand the test of time in the heart of Squamish, BC.

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