

FOR SALE

WATERFRONT MULTIFAMILY DEVELOPMENT SITE

1486 PEMBERTON AVENUE, SQUAMISH, BC



DARREN MCCARTNEY
Personal Real Estate Corporation
604.892.4875
darren.mc@shaw.ca
RE/MAX Sea to Sky Real Estate Squamish

RE/MAX
COMMERCIAL®

THE OPPORTUNITY

A rare opportunity to acquire a 0.75 acre mixed use waterfront development site in downtown Squamish, BC with holding income. The site has frontage on the Mamquam Blind Channel and is surrounded by existing and pending development, steps from all the amenities of downtown Squamish.

THE LOCATION

The property is located 1 block east of the main strip Cleveland Avenue, fronting over 200 ft on the Mamquam Blind Channel. An existing residential condo development is next door, with numerous new and pending developments to the north, east and south. Within 2 blocks are the 2 primary shopping centres downtown and a new bridge crossing the Mamquam Blind Channel is planned to the east connecting to new park space at the Sea and Sky development currently under construction. Panoramic views of the ocean, Squamish Chief and surrounding mountains from this premium multifamily development site.

THE PROPERTY

The property is a 31,595 square foot irregular rectangle with a prominent stance on the Mamquam Channel with views in all directions. The site is approximately 213 ft wide ranging from about 79 to 213 ft deep. Access is off Pemberton Avenue. Currently the site is occupied by 2 industrial buildings generating approximately \$137,000 net income on short term leases.

ZONING

The property is currently zoned Light Industrial (I-1) as detailed in the District of Squamish Zoning Bylaw and subsequent amendments. The newly adopted OCP designates this area as mixed residential with an FAR of 1.8, implying a 56,871 square foot build out of residential condos with some commercial space. The OCP designation aligns with the existing and pending developments to the south.

PID: 011-321-997 **TAXES:** \$30,600 (2021) **PRICE:** \$8,500,000



Squamish Chief (East)



Mamquam Blind Channel (South)

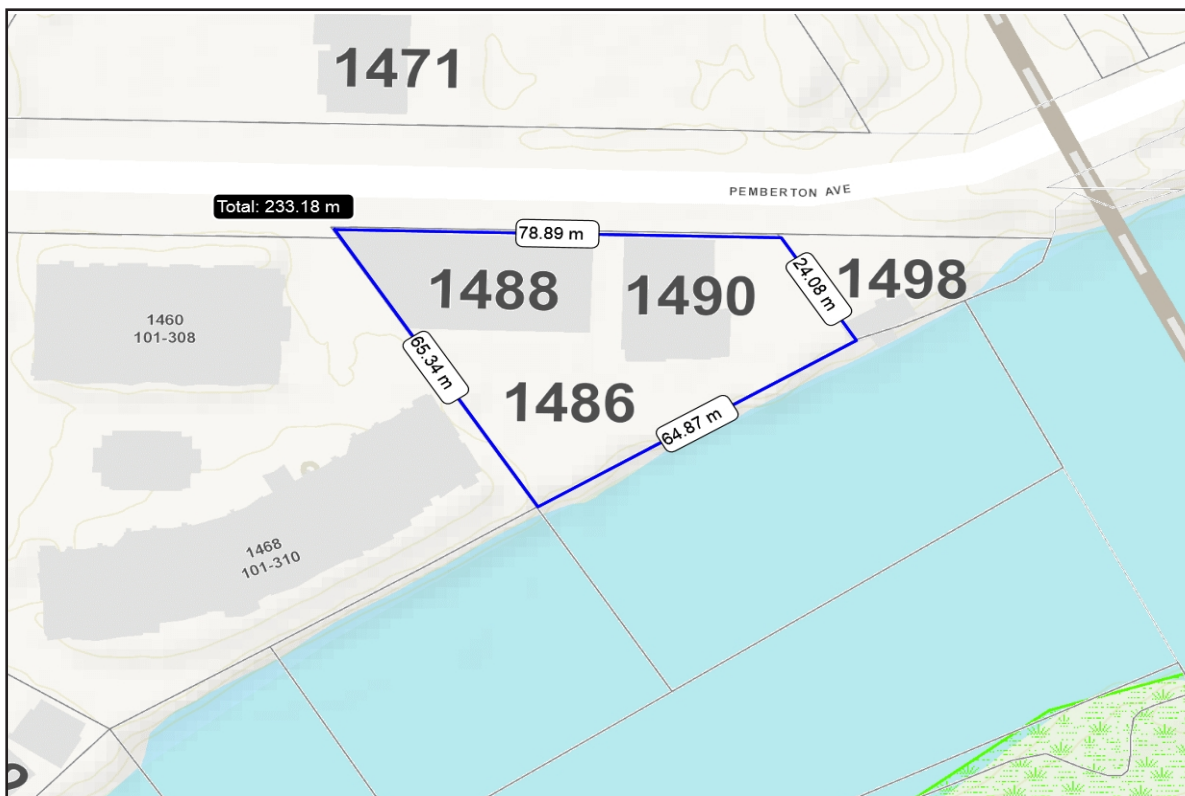


Mt. Garibaldi (North)

**E. & O.E: Although believed to be correct, neither the company nor Darren McCartney Personal Real Estate Corporation warrants or guarantees the accuracy of the above information and any buyers of the property need to conduct their own due diligence to verify the accuracy of the above information and property details.

DARREN MCCARTNEY
Personal Real Estate Corporation
604.892.4875
darren.mc@shaw.ca
RE/MAX Sea to Sky Real Estate Squamish





DARREN MCCARTNEY
 Personal Real Estate Corporation
 604.892.4875
 darren.mc@shaw.ca
 RE/MAX Sea to Sky Real Estate Squamish

RE/MAX
 COMMERCIAL