

# FOR SALE

## \$3,295,000

1472 - 1476 Pemberton Avenue, Squamish, BC

Commercial MLS C8061997

BLUE HERON MARINA LTD. Rare opportunity to own & operate a popular marina in downtown Squamish. Stable income from boat moorage and building rentals. 2 Residential homes, shop and covered work area. Capacity for 48 boats. Marina has two Crown Water Lot leases. Assets include docks, ramps, pilings and security gate. Docks serviced with electricity and water. Development potential of 19,975 sf (DOS FAR 1.8). Priced to sell below 2024 BC Assessed value. Don't miss this opportunity to invest in one of the last Squamish waterfront properties.



# RE/MAX<sup>®</sup>



3

BEDS



2

BATHS



3400

SQ. FT.



SEAN BRAWLEY PERSONAL REAL ESTATE CORPORATION

Squamish.RealEstate  
Don't Sell Without The Intel  
604.849.0500  
sean@squamish.realestate  
<https://squamish.realestate>  
License# 150251 BC

RE/MAX Masters Realty



RE/MAX, LLC is an Equal Opportunity Employer and supports the Fair Housing Act and equal opportunity housing.

Each Office Independently Owned and Operated. 23\_394

200 - 1455 Bellevue Ave, West Vancouver, BC V7T 1C3

