

FOR SALE

**4 Student Residence Buildings Adjacent to
Capilano University (Squamish Campus)**

3011, 3021, 3031 & 3041 University Boulevard
Squamish, BC

Marshall MacLeod

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NAI Commercial

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naicommercial.ca

Salient Details

Civic Address

3011, 3021, 3031 & 3041 University
Boulevard, Squamish, BC

Total Site Area

3011 University Blvd	43,917 SF
3021 University Blvd	44,778 SF
3031 University Blvd	42,840 SF
3041 University Blvd	35,844 SF
Total	167,379 SF

Legal Description

LOT A, PLAN EPP17088, DISTRICT
LOT 512, GROUP 1, NEW
WESTMINSTER LAND DISTRICT

LOT B, PLAN EPP17088, DISTRICT
LOT 512, GROUP 1, NEW
WESTMINSTER LAND DISTRICT

LOT C, PLAN EPP77026, DISTRICT
LOT 512, GROUP 1, NEW
WESTMINSTER LAND DISTRICT

LOT D, PLAN EPP77026, DISTRICT
LOT 512, GROUP 1, NEW
WESTMINSTER LAND DISTRICT

PID: 028-809-734; 028-809-742;
030-469-058; 030-469-066.

Zoning

UC-1, University Campus

OCP Designation

Sea to Sky University

4 Student Residence Buildings Squamish, BC



Introduction

NAI Commercial has been appointed by the Owner to act as their Agent in the marketing and sale of their Interest in four (4) vacant Student Resident Buildings.

Students at post-secondary institutions have returned to campus and international student enrollments begin to rebound. Consequently, strong demand for quality accommodations exists.

Located in the Sea To Sky Corridor above the District of Squamish, Capilano University (Squamish Campus) will be a Degree granting institution which will attract students from around the world.

Overview

The Capilano University (Squamish) Campus was constructed in 2007 and opened operations in September 2007 by a previous University. The principal facilities include three central academic buildings, a recreation centre and multi-purpose playing field.

The four buildings were constructed and are owned by the Vendor by way of a 99-year land Lease.



Opportunity

The Student Residences present an opportunity to acquire 4 vacant dormitories/buildings adjacent to the former Quest University Campus. These residences were previously occupied by students attending the university. With the acquisition of the university campus by Capilano University, the long-term occupancy of these residences will be realized. The residences total 145,928 square feet gross built area (416 units), allocated as follows.

	3011 University Blvd	3021 University Blvd	3031 University Blvd	3041 University Blvd	Total
Year Built	2014	2014	2019	2019	108.3
Units	104	104	104	104	416
Gross Building Area (SF)	36,482	36,482	36,482	36,482	145,928
Rentable Area (SF)	24,440	24,440	24,440	24,440	67.0%
Building Efficiency	67.0%	67.0%	67.0%	67.0%	0.87

3011, 3021, 3031 & 3041 University Boulevard is located on the north side of University Boulevard, east of The Crescent and west of Helfand Way, in the Garibaldi Highlands/Capilano University neighbourhood of Squamish, British Columbia.



Zoning

The underlined land is zoned UC-1, University Campus. The intent of the UC-1 zone is to accommodate educational, social, recreational and commercial uses typically associated with an educational campus.

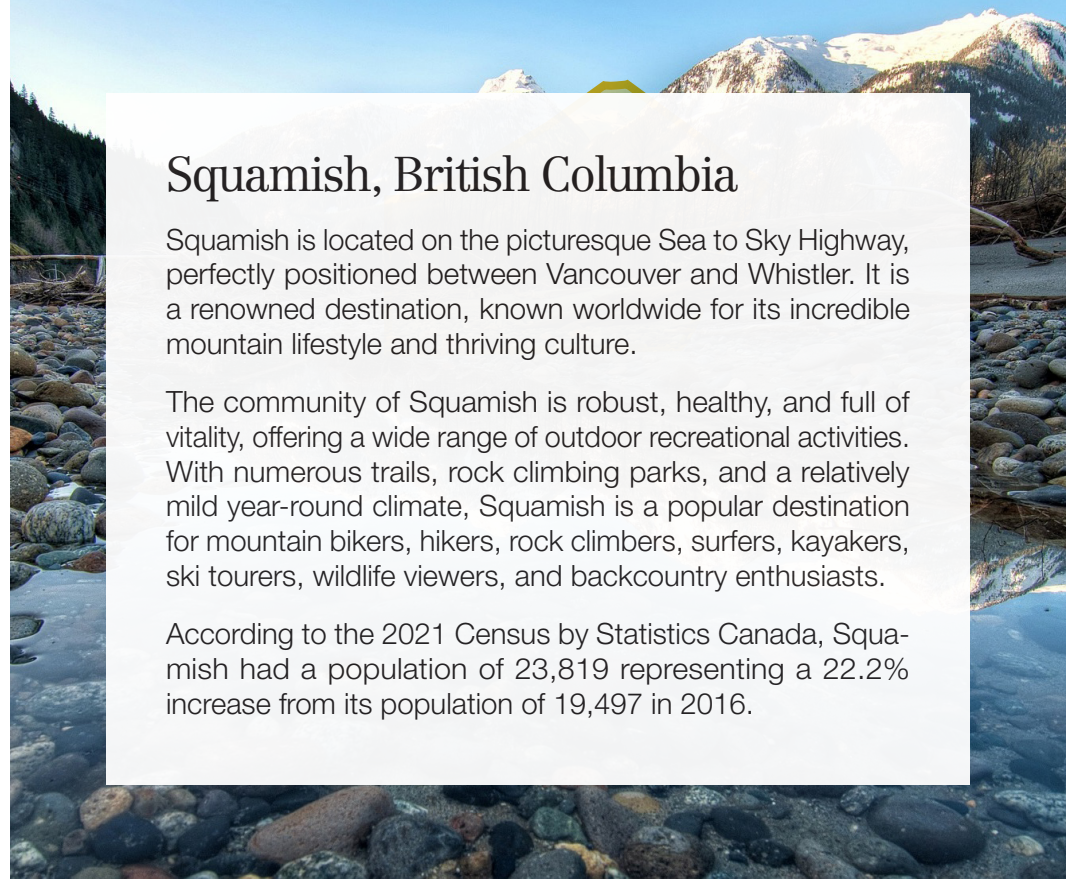
Location

The Student Residence Buildings are situated beside the Garibaldi Highlands neighbourhood, on the east side of the Sea to Sky Highway approximate 12-minute drive from Downtown Squamish. The #9 direct bus route to and from Garibaldi Village allows convenient access to the Shopping Centre, London Drugs, Loblaw Pharmacy, Independent Grocer, Canadian Tire and various restaurants. The area is surrounded by trails, Garibaldi Provincial Park, and the Squamish River.

Price

Contact Broker. Offers for the Student Residence Buildings will be considered on the bid date to be scheduled.

In depth information is available for the property. Qualified Purchasers can access our Data Room after signing our Confidentiality Agreement.



Squamish, British Columbia

Squamish is located on the picturesque Sea to Sky Highway, perfectly positioned between Vancouver and Whistler. It is a renowned destination, known worldwide for its incredible mountain lifestyle and thriving culture.


The community of Squamish is robust, healthy, and full of vitality, offering a wide range of outdoor recreational activities. With numerous trails, rock climbing parks, and a relatively mild year-round climate, Squamish is a popular destination for mountain bikers, hikers, rock climbers, surfers, kayakers, ski tourers, wildlife viewers, and backcountry enthusiasts.


According to the 2021 Census by Statistics Canada, Squamish had a population of 23,819 representing a 22.2% increase from its population of 19,497 in 2016.



- CIBC
- RBC
- LONDON DRUGS
- MARK'S
- CANADIAN TIRE
- BC LIQUOR STORES
- BOSTON PIZZA
- UMAI SUSHI & GRILL
- STARBUCKS
- TIM HORTONS
- ESSENCE OF INDIA
- CORK & CRAFT TAPHOUSE

3011-3041
UNIVERSITY BLVD

 Squamish Estuary

 Squamish Valley Golf Club

SEA TO SKY HWY

99

- WALMART
- THE HOME DEPOT
- RONA
- THE BRICK
- A-FRAME BREWING CO
- DAIRY QUEEN
- NOODLEBOX
- SQUAMISH TOYOTA
- KULULU CAFE
- OK TIRE
- TIM HORTONS
- COUNTERPART COFFEE

 Logger's Creek Nature Trail

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