



## 38108 Cleveland Avenue Squamish, BC



*Illustrative purposes only*

### Highlights

- ▶ Prime Downtown Squamish Rental Development Opportunity
- ▶ Purpose-Built Rental in One of Canada's Fastest Growing Communities
- ▶ Pre-Zoned for 5-Storey Mixed-Use: Residential Rental Demand Soaring
- ▶ Central Corner Lot and Steps from Everything

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### Opportunity

- ▶ **Development-Ready Site** in the heart of **Downtown Squamish**
- ▶ Newly proposed **5-storey purpose-built rental** development
- ▶ **Zoned C2 / OCP: Downtown Commercial Centre**
- ▶ **Corner lot** at Cleveland Avenue & Winnipeg Street — unparalleled visibility
- ▶ **Site Size:** 14,300 SF | Flat, vacant, and service-ready
- ▶ **Proposed Residential Mix:**
  - 23 Residential units - 3 CRU units
  - 1 Bed (3 units), 2 Bed (13 units), 3 Bed (7 units)
  - Residential Parking: 23 stalls
  - Commercial Parking: 8 stalls
- ▶ **Net Operating Income (Projected):** ~ \$830,000
- ▶ **Rental Demand:** Among BC's highest growth areas; new supply extremely limited
- ▶ **Walkable Location** near shops, schools, marina, and transit
- ▶ Minutes to Sea-to-Sky Hwy, **<1hr to Vancouver**

### Official Community Plan

Downtown Commercial Centre Applies to the central business area of Downtown, which forms the primary commercial area of Squamish. The primary land uses supported under this designation are commercial and commercial mixed-uses. The maximum floor area ratio in the Downtown Commercial Centre is 3.0. For properties fronting Cleveland Avenue between Pemberton Avenue and Main Street, the maximum floor area ratio is 2.3 except for development projects comprised of 100% employment space in which case the maximum floor area ratio is 3.0.

### Salient Facts

#### Legal Description

LOT 3, BLOCK G, PLAN VAP9823,  
DISTRICT LOT 486, NEW  
WESTMINSTER LAND DISTRICT, &  
BLK H

#### PID

009-452-141

#### Site Area

14,300 SF

#### Existing Improvement

Vacant Land

#### Zoning

C2

#### OCP

Downtown Commercial Centre

#### Proposed FSR

2.0

#### Price

Contact Listing Agent



## Location

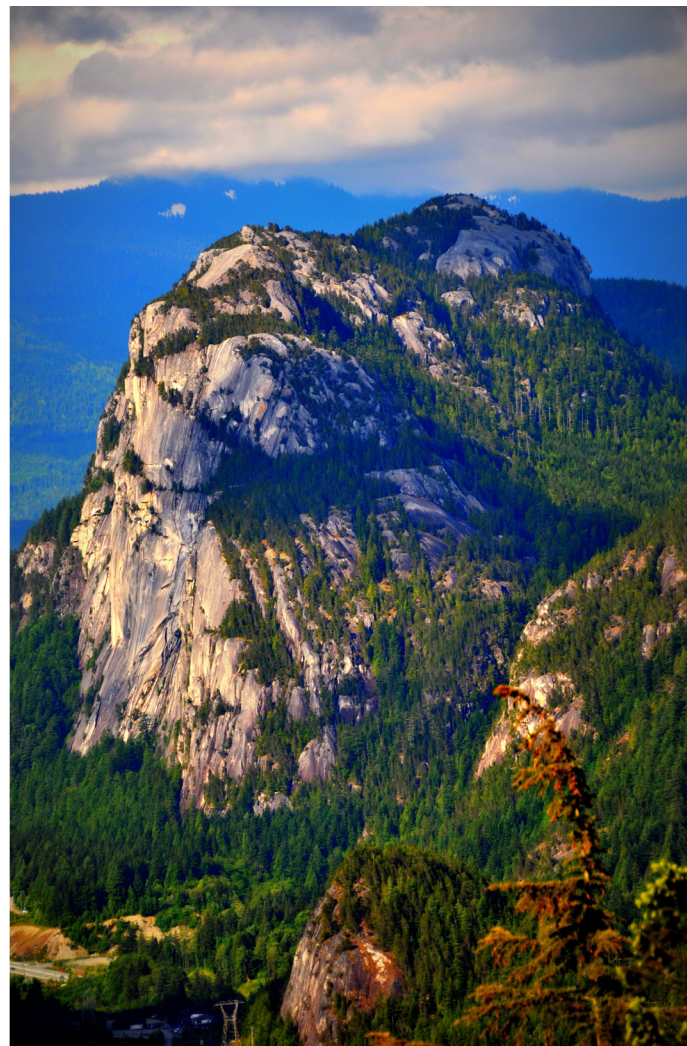
Boasting an enviable location, this prime real estate offers unparalleled opportunities for innovative urban development. Surrounded by the stunning natural beauty, the land provides a unique juxtaposition of urban living against a backdrop of majestic mountains and pristine waters. With its central position, the site ensures easy access to key amenities, public transportation, and a myriad of recreational options, fostering a dynamic and connected lifestyle for its future residents.

## About Squamish

Squamish is a destination, not only recognized for being situated along one of Canada's most scenic routes, the Sea to Sky Highway, and in close proximity to Vancouver and Whistler, but for world-class recreational pursuits, with biking, hiking, backcountry skiing, wind sports, wildlife viewing and fishing all within minutes of one's doorstep. In 2021, the enumerated population of Squamish (District municipality), was 23,819, which represents a change of 22.2% from 2016. Fuelled by an attractive outdoor-adventure lifestyle and with annual growth of over 4% in the last five years, Squamish is one of Canada's 10 fastest-growing communities. Squamish's population is just over 24,000 and is projected to reach in excess of 36,000 residents by 2040.

## Development in Squamish

Squamish has experienced strong growth in recent years which is reflected in ongoing residential and commercial development. The total construction value of building permits issued in Squamish in 2021 was \$113 million, with more than 229 permits issued. This is following a period of significant development between 2016 and 2019, which is valued at more than \$600M.





**DOWNTOWN  
SQUAMISH**

**SEA TO SKY HWY**

**38108  
CLEVELAND**

**SQUAMISH  
FREE PUBLIC DOCK**



**Drive Times**  
from Subject Site

**1H13M** to Coquitlam

**1H15M** to Surrey

**1H30M** to Richmond

**57M** to Downtown Vancouver

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