

FOR SALE
QUEST UNIVERSITY PROPERTY & LANDS

Marshall MacLeod
Personal Real Estate Corporation
Associate Vice President
604 671 9479 | mmacleod@naicommercial.ca

1300-1075 W Georgia St, Vancouver, BC V6E 3C9
naicommercial.ca

Salient Details

Civic Address

3200 University Boulevard
Squamish, BC V8B 0N8

Legal Description

Lot 1 District Lot 512 Group 1 Plan
BCP15538 except Plan EPP17088, and
EPP77026 | PID: 026-175-835

Lot A District Lot 512 Group 1 New
Westminster District Plan EPP17088 |
PID: 028-809-734

Lot B District Lot 512 Group 1 New
Westminster District Plan EPP17088 |
PID: 028-809-742

Lot C District Lot 512 Group 1 New
Westminster District Plan EPP77026 |
PID: 030-469-058

Lot D District Lot 512 Group 1 New
Westminster District Plan EPP77026 |
PID: 030-469-066

Lot E District Lot 512 Group 1 New
Westminster District Plan EPP77026 |
PID: 030-469-074

("Lot E" and together with Lot 1, Lot A,
Lot B, Lot C and Lot D, the "Lands")

Zoning

University Campus-1 (UC-1); and
University Housing- 1 (UH-1)

QUEST UNIVERSITY

Property & Lands

Squamish, BC

Introduction

NAI Commercial has been appointed by the Owner to act as their Agent in the marketing and sale of the Quest University Campus and its large adjacent development Property.

Located in the Sea To Sky Corridor above the District of Squamish, Quest University is a Degree granting institution with over 15 years of History.

Offers for the University Campus and Property would be considered by way of an Asset Sale, Joint Venture or Lease.

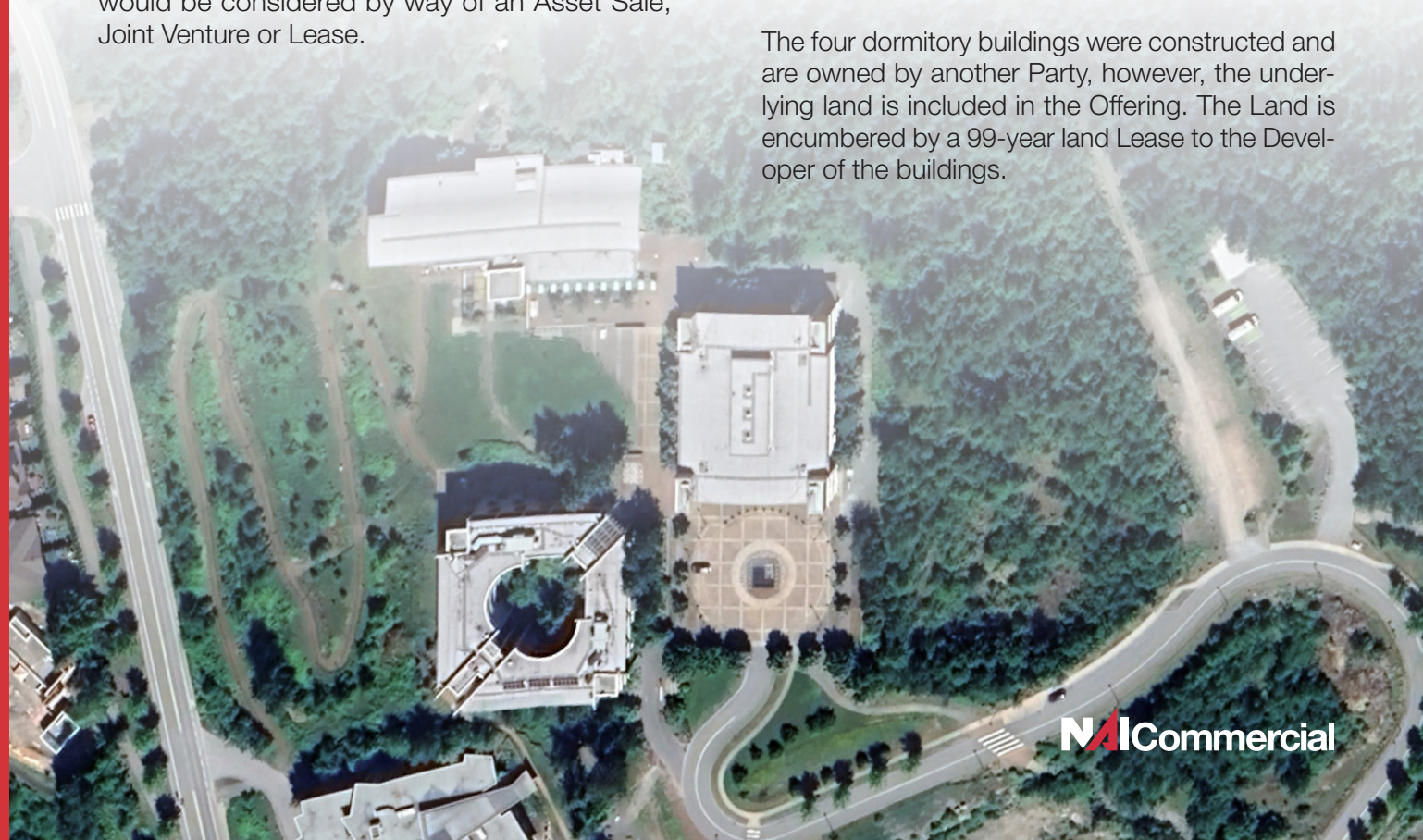
Overview

The Quest University Campus was completed in 2007 and opened operations in September 2007. The principal facilities include three central academic buildings, four dormitory buildings, a recreation centre and multi-purpose playing field.

Single family and multiple family residential uses surround the campus. Future expansion of the University and Residential development is planned for its undeveloped land to the north, east and south of Main Campus.

The combined area of the Campus and Development Lands is approximately 56 Acres, with the Campus occupying 12 Acres. The Campus buildings total approximately 131,000 square feet of built area.

The four dormitory buildings were constructed and are owned by another Party, however, the underlying land is included in the Offering. The Land is encumbered by a 99-year land Lease to the Developer of the buildings.



Opportunity

The main campus of Quest University is located on approximately a 55-acre lot, with the Campus, Sports Facility and All-Weather field occupying approximately 17 acres and the remaining land is estimated to provide 38 acres of gross development land.

The Development Land could be utilized for various purposes, such as Market and non-market housing, Commercial development and University Uses.

The designated zone for commercial and residential development, is referred to as Area 3, which spans approximately 10 acres. The District of Squamish has given initial approval for the development of up to 424 housing units and 30,000 SF of commercial space in this area.

The lands outside of Area 3, are intended for development in accordance with the land use provisions outlined in the UC-1 zoning. These uses may include university and school facilities, student housing, support commercial, and other related services.

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



Zoning

The Total area is zoned UC-1, University Campus, UH-1, University Housing and P-5, Neighbourhood Park and School. These zoning designations are in the District of Squamish Zoning Bylaw 2200, 2011. The intent of the UC-1 zone is to accommodate educational, social, recreational and commercial uses typically associated with an educational campus.

The UH-1 Zoning is associated with University Housing and Residential Housing which are to be located in Area 1 and Area 2 as identified on the Zoning Maps herein.

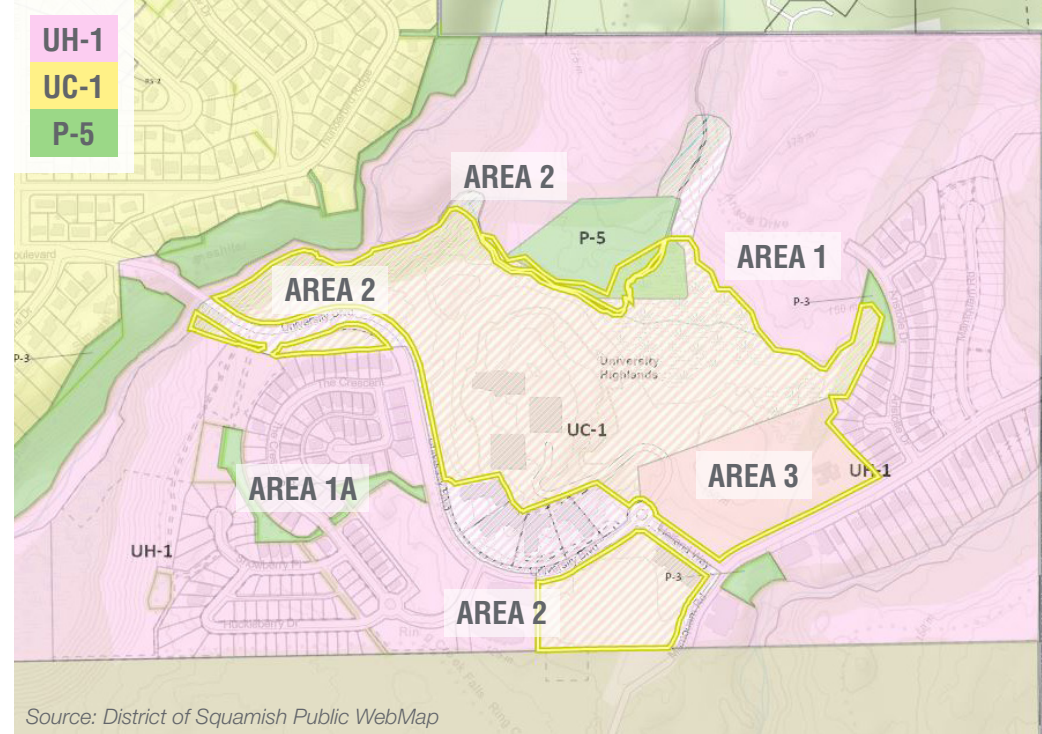
The Area shown as Area 3 has preliminary density approval for 424 Housing Units and 30,000 square feet of commercial space.

Location

Quest University is 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.

Available Information

A significant volume of information is available for the property. Qualified Purchasers can access this information 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

 Squamish Estuary

 Squamish Valley Golf Club

SEA TO SKY HWY
99

 Logger's Creek Nature Trail

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

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NAI Commercial

1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9
+1 604 683 7535 | naicommercial.ca

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