

Established Income Property with Additional 22,000 SF (+/-) of Development Permit Approved Residential/Commercial Density.

41665-41707 Government Road, Squamish (Brackendale), BC

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Property **Profile**

Opportunity to acquire a fully occupied mixed use building with additional and approved residential development density

A landmark in Squamish, the Brackendale General Store and Café has served the Brackendale community, in one form or another, for over 100 years. Today the 77,000 +/- square foot property houses a very popular general store, the Crabapple café, Canada Post office, a large 4 bedroom suite, and several smaller office units.

Situated on Government Road and easily accessible to Highway 99, the Brackendale General Store provides excellent revenue and is one of only a few commercial amenities located in the Brackendale community. Government Road is a north south arterial that connects downtown Squamish north to Brackendale without having to access Highway 99. Squamish is a rapidly growing community on the Sea to Sky Highway.

Existing Building









Approximately 7,600 SF of current Rentable Area



Over 22,000 SF of Approved Buildable Area

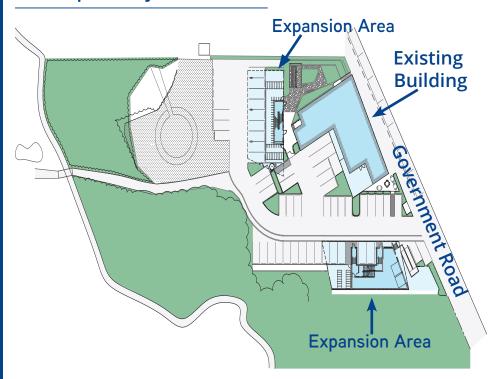


Approximately \$117,000 Net Income with rental upside

Approved Development Permit in place to permit the constuction of:

- Over 22,000 SF of gross floor area
- 25 Residential Units
- 1 CRU
- Currently envisioned for rental

Developed Project- Site Plan



Developed Project- Aerial





Approximately 7,600 SF of current Rentable Area



Over 22,000 SF of Approved Buildable Area



Approximately \$117,000 Net Income with rental upside

Salient **Facts**

	029-878-802
PID's	031-256-726
	013-256-742
	013-256-751
	013-256-823
Civic Addresses	41665- 41707
	Government Road,
	Squamish, BC
Municipality	Squamish
Zoning	C-1 Local
	Commercial
Lot Size	
Lot Sizo	Approximately
Lot Size	Approximately 77,069 SF
Existing	
	77,069 SF
Existing Rentable Area Approved	77,069 SF Approximately 7,588 SF
Existing Rentable Area Approved Gross	77,069 SF Approximately 7,588 SF Approximately
Existing Rentable Area Approved	77,069 SF Approximately 7,588 SF
Existing Rentable Area Approved Gross Additional Density	77,069 SF Approximately 7,588 SF Approximately 22,026 SF
Existing Rentable Area Approved Gross Additional Density Current Net	77,069 SF Approximately 7,588 SF Approximately 22,026 SF Approximately
Existing Rentable Area Approved Gross Additional Density Current Net Operating Income	77,069 SF Approximately 7,588 SF Approximately 22,026 SF
Existing Rentable Area Approved Gross Additional Density Current Net Operating	77,069 SF Approximately 7,588 SF Approximately 22,026 SF Approximately \$116,974

Price: \$4,325,000*

*Based approximately on a 4% cap rate of existing NOI and \$65 PSF of additional gross density.



Legal Map





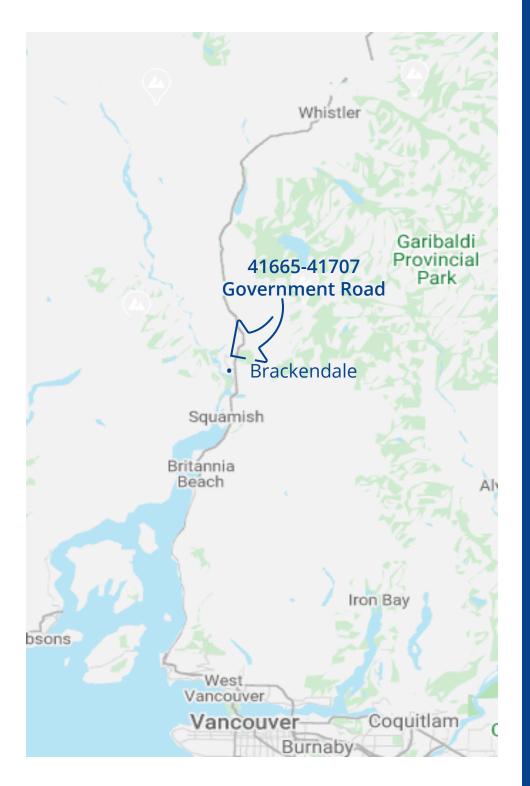
Approximately 7,600 SF of current Rentable Area





Approximately \$117,000 Net Income with rental upside





The Brackendale General Store is a landmark location in this sought after Squamish neighbourhood.

Providing strong existing income and a Development Permit for the construction of over 22,000 square feet of residential/commercial area, this property is well priced with a 4% cap rate on existing income and \$65 per buildable square foot for the residential density.

Planned as a rental building, timeline to construction is expected to be reduced due its rental designation.

A comprehensive data room with all approvals, plans and more is available.

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