

FOR SALE



37962 & 37970

Fourth Avenue
SQUAMISH | BC

Downtown Squamish Development Opportunity

- > Downtown location
- > 12,037 SF site
- > Close to a variety of shops and services
- > New Official Community Plan being released shortly
- > Opportunity for medium-density residential development



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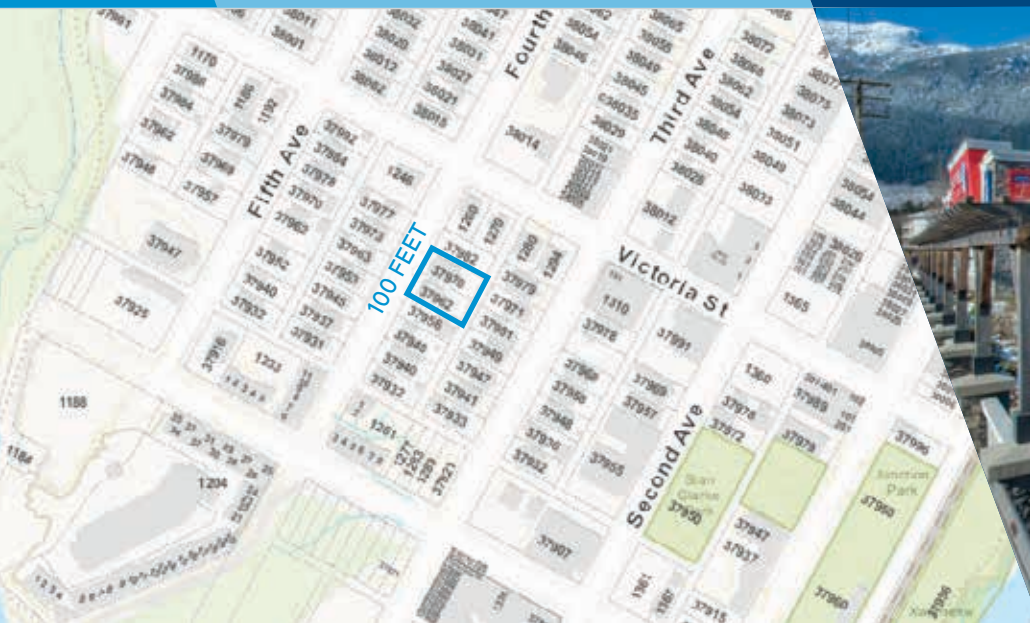
37962 & 37970

Fourth Avenue

Squamish | BC

Centrally located in
one of BC's fastest
growing municipalities

The District's current objectives are to emphasize the downtown core as a preferred location for multi-family development by creating a vibrant area with pedestrian oriented-retail and day-to-day commercial services.



AREA DEMOGRAPHICS*



Current Population (2016)
19,775



Projected Population (2026)
22,449



Average Household Income (2016)
\$105,965



Transit
Bus routes join the Downtown core to the Garibaldi Highlands and Brackendale



Drive Time
Garibaldi Highlands : 8 minutes
Whistler: 47 minutes
Downtown Vancouver: 60 minutes

*Area Demographics are within the District Municipality of Squamish

PROPERTY OVERVIEW

Civic Address 37962 & 37970 Fourth Avenue, Squamish, BC

Legal Plan Lots 15 & 16 Block 16 Plan VAP3960 District Lot 486
PIDs: 012-005-363 & 012-005-371

Site Area 12,037 SF

Site Dimensions 100 feet along Fourth Avenue
120 feet deep to laneway

Location The Property is located on the southwest side of Fourth Avenue between Victoria and Main Streets in the Downtown neighbourhood of Squamish

Zoning P-1 (Institutional)*

FSR 0.5*

Buildable Area 6,019 SF*

Assessed Value (2017)	Land	\$1,022,000
	Improvements	\$ 54,700
	Total	\$ 1,076,700

Taxes (2017) \$5,490.74

*Property is under application for re-zoning to RS-2.
FSR and buildable area noted is based on approval of re-zoning application

LOCATION

The District of Squamish recorded an estimated 13.7% growth in the population from 2011 to 2016 (2016 Census) and is expected to grow by approximately 7.0% from 2016 to 2021 (2016 PCensus). Residential neighbourhoods in the area have traditionally been comprised of single family dwellings. However, due to the pace of growth and the young professional demographic relocating to Squamish from Vancouver, more town-houses and mutli-family developments are currently under construction to keep up with the affordability and overall demand for housing.

The District of Squamish is taking strides to encourage development and patronage in the Downtown core. Specifically it is currently undertaking a significant review of the Downtown Neighbourhood Plan in order to assure that there is adequate employment space, and that commercial density is concentrated around Cleveland Avenue. A major part of the initiative will be the redevelopment of Squamish's oceanfront. This multi-phase, master planned development represents a huge opportunity for Squamish to build a new, authentic waterfront that is a model for smart growth and sustainability. it will revitalize the Downtown region, providing **new** housing, commercial, and retail opportunities unlike anything Squamish has developed to date.



OFFER PROCESS

A Detailed Information Package will be available to qualified purchasers upon request.



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