

FOR SALE - SQUAMISH INVESTMENT OPPORTUNITY  
3 Fully Tenanted Strata Units

One Unit Left!



39002 Discovery Way, Squamish BC

MATT SAUNDERS  
Personal Real Estate Corporation  
Vice President  
604 661 0802  
matt.saunders@colliers.com

ALAN JOHNSON  
Vice President  
604 661 0842  
alan.johnson@colliers.com

COLLIERS INTERNATIONAL  
200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6  
604 681 4111  
collierscanada.com







## OPPORTUNITY

---

Colliers is pleased to offer three (3) fully tenanted strata lots. The units are part of a three (3) building flex industrial/retail complex built in 2005. Units 151/152 are combined and leased to Sea to Sky Sign Co. on one end of the building and Unit 147 is located on the other end leased to Theta Home Ltd. Both leases offer rental increases throughout the term.

## LOCATION

---

The strata units are strategically positioned within the property, offering excellent exposure and access to Highway 99. The property is centrally located in the heart of the Squamish light industrial business hub. The area has become a central location for retail and light industrial for the entire Sea to Sky corridor. The units are located on Discovery Way just off the major highway intersection at Industrial Way.



## SALIENT FACTS

|                   |   |
|-------------------|---|
| Civic Address     | Unit 151/152 - 39002 Discovery Way  |
| Legal Address     | PID: 026-164-876/026-164-868<br>Plan BCS1122 Lots 1 and 2 LD 1305 LD 36 Group 1 DL 5032 |
| Site Size         | Warehouse 3,600 SF<br>Mezzanine 900 SF<br>Total 4,500 SF                                |
| Tenant            | Sea to Sky Sign Co.   |
| Income            | \$46,800 annual (NNN)   |
| Price             | \$1,199,000   |
| Lease Term Expiry | June 2020   |

|                   |  |
|-------------------|--|
| Civic Address     | Unit 147 - 39002 Discovery Way                                       |
| Legal Address     | PID: 026-164-914<br>Plan BCS1122 Lot 6 LD 1305 LD 36 Group 1 DL 5032 |
| Site Size         | Warehouse 1,750 SF<br>Mezzanine 900 SF<br>Total 2,650 SF             |
| Tenant            | Theta Home Ltd.  |
| Income            | \$30,924 annual (NNN)  |
| Price             | \$650,000  |
| Lease Term Expiry | July 31, 2023  |







**MATT SAUNDERS**  
 Personal Real Estate Corporation  
 Vice President  
 604 661 0802  
 matt.saunders@colliers.com



**ALAN JOHNSON**  
 Vice President  
 604 661 0842  
 alan.johnson@colliers.com

**COLLIERS INTERNATIONAL**  
 200 Granville Street, 19th Floor  
 Vancouver, BC V6C 2R6  
 604 681 4111  
 collierscanada.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.