



DEVELOPMENT
SITE WITH
HIGHWAY
EXPOSURE IN
SQUAMISH

40460 & 40468 Government Road

Squamish | BC

- High exposure location
- Located next to the iconic Shady Tree Pub
- Direct Highway access from Government Road

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HIGH EXPOSURE DEVELOPMENT SITE MINUTES FROM SQUAMISH'S TOWN CENTRE

SALIENT FACTS

Civic Address	40460 Government Road, Squamish	40468 Government Road, Squamish
Legal Address	PID: 009-580-395 Lot A except: Part on Highway Plan 177; of the South West 1/4 and the South East 1/4 of Section 11 Township 50 New Westminster District Plan 10168	PID: 009-580-409 Lot B except: Firstly; Part shown Red on Highway Plan 68 and Secondly; Part shown Green on Highway Plan 68, South West 1/4 and South East 1/4 Section 11 Township 50 Plan 10168
Site Area	39,605 SF (0.91 Acres)	15,990 SF (0.37 Acres)
Improvements	Single storey home - Built in 1957	Single storey home - Built in 1955
Current Zoning	C-3: Tourist Commercial	C-3: Tourist Commercial
Designated Land Use	Mixed Use Commercial	Mixed Use Commercial
Gross Taxes (2019)	\$6,067.44	\$2,961.88
Total Gross Taxes	\$9,029.32	

HIGHLIGHTS

- Highway 99 exposure with access from Government Road
- Located directly across from the Garibaldi Village Mall
- Daily traffic counts for Highway 99 at Squamish indicate up to 24,000 vehicles per day
- Currently zoned Tourist Commercial but OCP designation is Mixed Use Commercial

ASKING PRICE: \$5,600,000

8

MINUTE DRIVE TO
SQUAMISH CITY CENTRE

41

MINUTE DRIVE TO
WHISTLER

65

MINUTE DRIVE TO
DOWNTOWN VANCOUVER

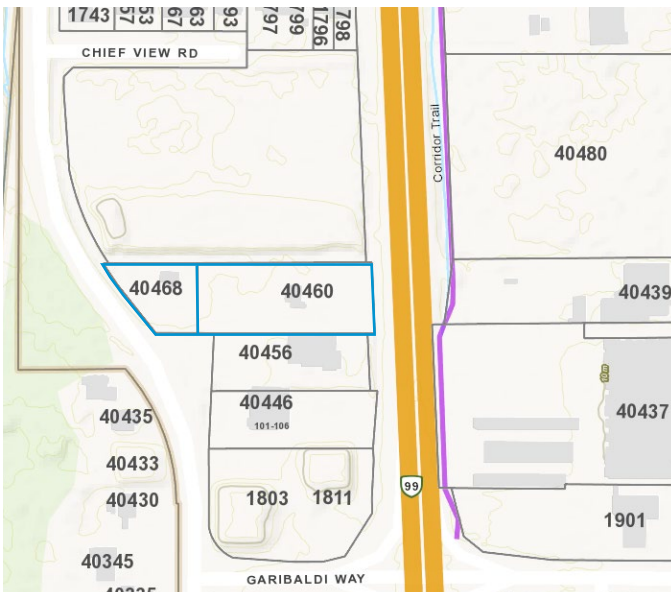


LOCATION



One of the last undeveloped Commercially zoned sites fronting onto Highway 99, this property is easily accessible off of Government Road, directly adjacent to the upgraded Garibaldi Way and Highway 99 intersection in Squamish. Providing for 150 feet of direct exposure on Highway 99, the property borders the iconic Shady Tree pub and is directly across from the Garibaldi Village Mall.

The Garibaldi Village Mall is one of Squamish's busier commercial hubs for both residents and travelers, and is one of the three main stop off points for traffic through town. The Garibaldi Mall rarely has a vacancy and is currently 100% leased. A development at this location will greatly benefit from the high traffic volume and the increasing demand for a variety of commercial services.



CURRENT ZONING

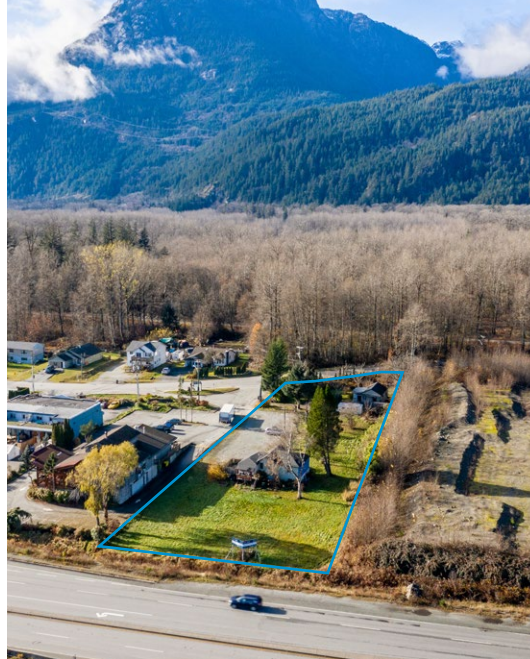


The property is currently zoned C3 Tourist Commercial which provides for a variety of tourist oriented uses such as hotel, motel, hostel, restaurant, drive through restaurant, and limited retail uses.

DEVELOPMENT POTENTIAL



Based on discussions with planning staff, a rezoning of this site is a distinct possibility particularly given its OCP designation of Mixed Use Commercial.



SQUAMISH

Squamish has undergone a significant transformation over the last 10 years with continued population growth coupled with commercial and residential development. No longer a bedroom community to Vancouver and Whistler, Squamish has built a solid reputation for its family friendly environment, attracting a wide range of residents. This growth has fueled innovative new businesses, further adding to the community profile as the outdoor adventure capital of Canada. The District of Squamish does not have a Speculation or Vacancy Tax unlike Metro Vancouver.

AVAILABLE DUE DILIGENCE

- Phase I Environmental Report
- Geotechnical Report
- Preliminary engineering for water and sanitary for a 100 room hotel

OFFERING PROCESS

Offers will be reviewed on a first come, first serve basis. For further information, please contact the listing agents listed below.

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