



37861 Third Avenue, Squamish, BC

Large Format Mixed Use Development Site



Accelerating success.

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Property Overview

Opportunity

Currently the largest development site available for sale in downtown Squamish, this 1.1 acre property consists of almost an entire city block in the southern area of this community's rapidly growing centre.

Providing for 400 feet of frontage on 3rd Avenue, this site is situated in the southwestern area of downtown Squamish. Currently undeveloped, the property will have limited future development on its western and southern boundaries which will provide for excellent view corridors towards Howe Sound and the balance of the Tantalus Range to the west. The site is still within easy walking distance of downtown amenities, and is immediately adjacent to walking trails that access the highly popular Squamish Estuary.

Municipal Address: 37861 Third Avenue, Squamish

PID: 011-996-293

Site Area: 1.1 Acres

Improvements: Single Storey Warehouse/ Storage

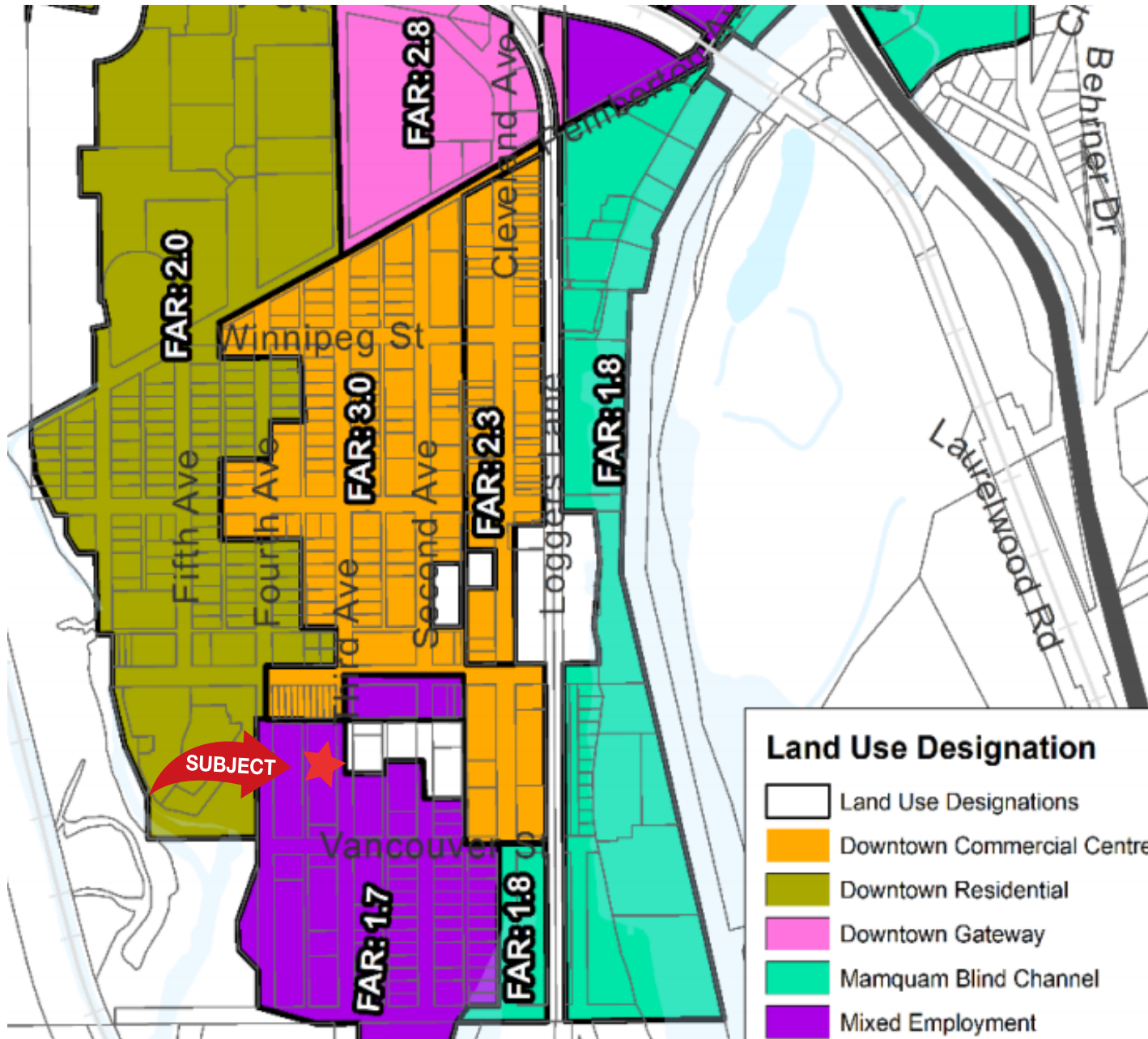
Current Zoning: I-1 (Light Industrial)

OCP Mixed Employment, 1.7 FSR



Land Use

Description



The property is currently zoned Light Industrial, however the Official Community Plan designates the site for Mixed Employment uses which provides for a 1.7 FSR. Discussions with the District have indicated that a higher density might be possible, although an OCP amendment would be required. In order to provide early feedback on any proposal, the District advises Developers to submit a Pre-Application for discussion purposes.

The Mixed Employment designation provides for civic, institutional, artisan, arts, culture, limited retail, business office, professional office, light industrial, residential mixed-use, parks, and greenways as the approved uses.

Location



Description

Squamish continues to have one of the fastest growing populations in British Columbia. Situated within an hour of Vancouver and en route to Whistler, Squamish's population of 20,000 is relatively young with a median income that is well above the Canadian average. Population growth is expected to continue for this community as infrastructure develops and the community continues to be seen for its incredible natural amenities.

Price: Contact Listing Broker

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