



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**  
**38024, 38036 & 38048**  
**SIXTH AVENUE**  
**SQUAMISH, BC**

**24,000 SF DEVELOPMENT SITE OPPORTUNITY**



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WAKEFIELD**

# FOR SALE 38024, 38036 & 38048 SIXTH AVENUE SQUAMISH, BC

## LOCATION

The subject site is located in Squamish on the east side of Sixth Avenue offering close proximity to the downtown core consisting of retailers, popular restaurants and bars. Squamish is located just north of Greater Vancouver and just south of Whistler both an hour away and has become popular with young professionals looking to relocate Squamish.

## SITE DESCRIPTION

The property consists of three fully assembled single family/multi family lots. The site is rectangular in shape totalling 24,00 square feet of site area and approximately 48,000 sf buildable square feet. The properties are fully leased which provides for excellent holding income.

## BUILDING SIZE

12,787 sf

## ZONING

RS-2 - (Residential)

## OCP

"Downtown Residential" - designated for a range of mixed densities including stacked, ground-oriented townhouse, rowhouse, stacked or clustered townhouse, courtyard or garden apartment, and traditional apartment buildings. The maximum FAR is 2.0.

## LEGAL DESCRIPTION

PIDs: 009-597-174, 012-020-460 & 012-020-486

LOT 12,14 & 15 BLOCK 6 DISTRICT LOT 486 PLAN 3960

PID: 012-020-443

THE SOUTH 1/2 OF LOT 13 BLOCK 6 DISTRICT LOT 486 PLAN 3960

PID: 009-597-221

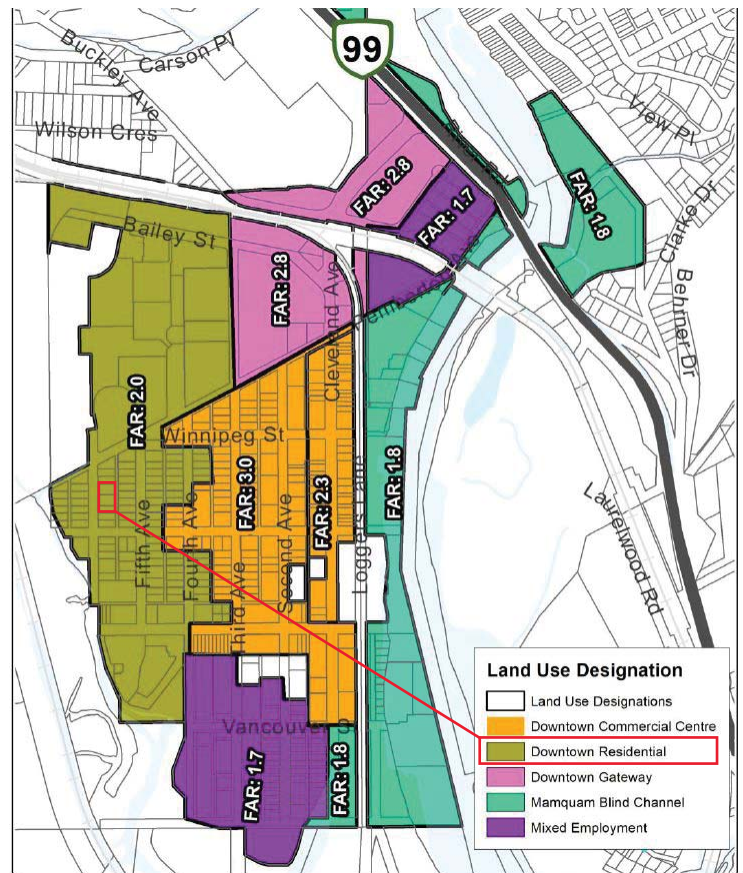
THE NORTH 1/2 OF LOT 13 BLOCK 6 DISTRICT LOT 486 PLAN 3960

## SITE SIZE

200' x 120' totalling 24,000 sf

## ASKING PRICE

\$3,550,000



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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