



INVESTMENT OPPORTUNITY

41312 - 41340 GOVERNMENT ROAD

SQUAMISH, BC

INVESTMENT OPPORTUNITY PLUS DEVELOPMENT LAND



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THE OPPORTUNITY

To acquire a piece of prime real estate in the Squamish area with existing holding income, as well as a separate parcel of land capable of a new residential development of approximately 30,000 square feet of residential, rental or strata.

This complex is the “Centre” of Brackendale and is a prime meeting and gathering spot for residents.

LOCATION

This property is located on the south east corner of Government Road Eagle Run Drive in the heart of Brackendale, In Squamish, BC.

Brackendale is a highly desirable and established residential neighbourhood of Squamish. It is known as the “Winter home to the Bald Eagle” and offers proximity to the Squamish River and numerous forests and trails for year round enjoyment.

IMPROVEMENTS

41340 GOVERNMENT ROAD

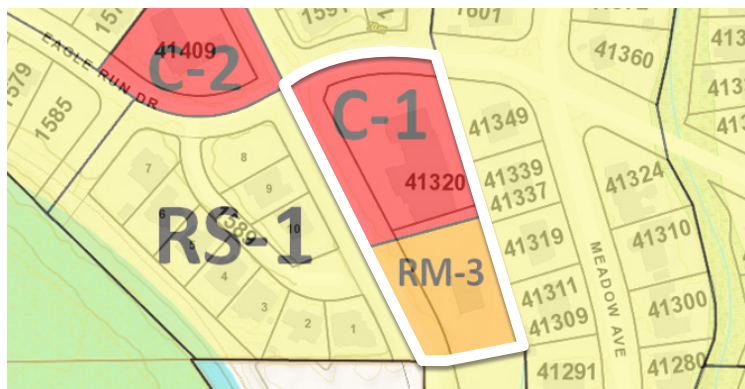
- Retail Space of approx 8,8750 sf rentable
- 5 long term (10-20yrs) retail tenants
- 10 Residential suites on 2nd and 3rd floor - 4 studios, 4 loft units, 1 one bed, 1 one bed + den (2 unauthorized units)
- 5 units are renovated and in good shape
- Every suite has a spacious balcony
- Loft units have private rooftop decks
- Lot size of 39,826 sf with approx 40+ surface parking stalls
- Buderus Boiler supplies radiant hotwater heat to residential units and some commercial
- Domestic hot water supplied by gas fired on demand unit

41312 GOVERNMENT ROAD

- Development Land
- Flat and level site
- 29,385 square feet of land.
- Zoned RM-3 (Multiple Unit Residential)
 - Max height 15m
 - Max Lot coverage 50%
 - Maximum Density 1.0 FAR (Floor Area Ratio)
- Available reports
 - Architectural renderings
 - Landscape drawings
 - Geo-technical report
 - Site Profile
 - Water Servicing Review
 - Update Flood Hazard Review
 - Construction cost estimate

SALIENT DETAILS

PID	029-969-883 / 029-969-875	
LEGAL DESCRIPTION	Lots 1 and 2 LD 36 Sec 14 Township 50 Plan EPP 64879	
SITE SIZE	41312 Government Road	29,385 sf
	41340 Government Road	39,826 sf
	TOTAL	69,211 sf or 1.58 acres
ZONING	41312 Government Road	RM3
	41340 Government Road	C1 Local Commercial
GROSS TAXES	41312 Government Road	\$11,501.52
	41340 Government Road	\$13,519.70
	TOTAL	\$27,776.33
ASKING PRICE	Please contact listing agents	



PROPOSED BUILDING OF 29, 379 SF (1 FAR)

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