

1 ACRE HIGH EXPOSURE INDUSTRIAL LOT WITH HOLDING INCOME



ACTIVE DEVELOPMENT APPLICATIONS

NEW DEVELOPMENT SINCE 2016

- 1 Sea to Sky Car Wash / Great Canadian Oil Change
- 2 New industrial development - 14,000 sf building on 1 acre
- 3 Sea to Sky Retail Park / Dairy Queen - 21,000 sf - 71% leased
- 4 Squamish Self Storage - 2 buildings leased
- 5 Sea to Sky Business Park - 20 acre - 80% Completed
- 6 Garibaldi Business Park - 2 buildings 65,000 sf for lease
- 7 Queens Way Business Park - 3 buildings 66,000 sf - Sold Out

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FOR SALE

38934 QUEENS WAY & 1018 INDUSTRIAL AVENUE

SQUAMISH, BC

THE OPPORTUNITY

To acquire an acre of prime Industrial real estate at one of the main intersections of the Squamish Business Park. This much sought after Industrial/commercial area has become the sight of big box outlets, major automobile locations, beverage establishments, restaurants, automotive, and recreational businesses and many other exciting uses.

THE PROPERTY

This almost square property has been scraped and filled with gravel and is completely fenced. Presently being used as RV storage, and is occupied by about 60 vehicles on a month to month basis. The seller may continue to operate the business for a period of time should this be desired by a purchaser.

CIVIC ADDRESS

38934 Queens Way and 1018 Industrial Avenue, Squamish

LEGAL DESCRIPTION

Lot 86 and 87 District Lot 759 Group 1, Plan VAP19541

ZONING

I - 1 Light Industrial

LOT SIZE

38934 Queens Way	0.54 acres
1018 Industrial Ave	0.547 acres
Total Land Size	1.087 acres

PROPERTY TAXES (2019)

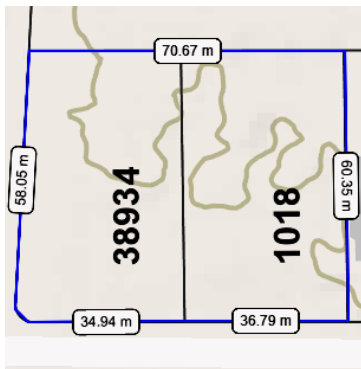
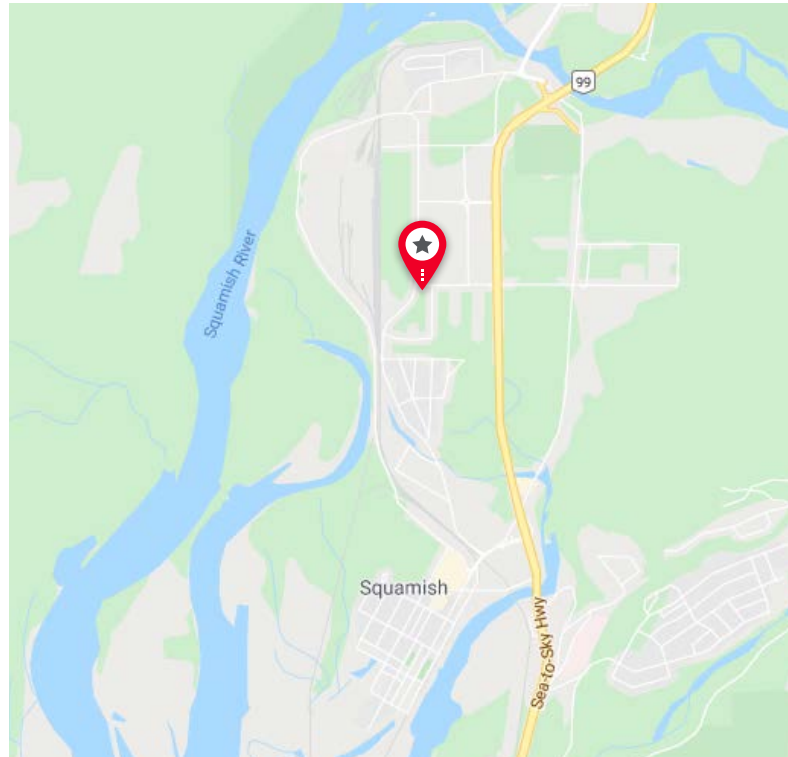
38934 Queens Way	\$13,259.19
1018 Industrial Avenue	\$13,137.10

PERMITTED USES

Automobile oriented commercial, building supply outlets, fitness centre, pet grooming, heavy equipment sales, industrial fuel installation, light industrial, motor vehicle repair and service shops, nurseries, restaurant (restricted), trade contractor facilities (including logging contractors, alcoholic beverage manufacturing, storage facility (restricted). In addition the following accessory uses: accessory uses, caretaker dwelling (restricted) and accessory retail sales.

ASKING PRICE

\$2,550,000



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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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