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AUGUST JACK MOTOR INN

37937 Cleveland Avenue, 37915 Cleveland Avenue, 37911 Cleveland Avenue
& 1361 Main Street, Squamish, BC

Value-add Investment & Development Opportunity

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Platinum member

The August Jack Motor Inn

Squamish, BC

MUNICIPAL ADDRESS

37937 Cleveland Avenue, 37915 Cleveland Avenue,
37911 Cleveland Avenue, 1361 Main Street
Squamish, BC

YEAR BUILT

1973

ROOM BREAKDOWN

22 double
16 single

FEATURES

Full bathrooms
22 in-suite kitchenettes
40 on-site parking stalls

CAPITAL IMPROVEMENTS

- » Full room & bathroom upgrades (2010)
- » Exterior painting (2018)
- » Roof replaced (2008)
- » Windows & sliding glass doors (2018)



OPPORTUNITY

Avison Young is pleased to present the rare opportunity to acquire a landmark investment portfolio in thriving Downtown Squamish consisting of the August Jack Motor Inn along with additional near-term developable land.

DEVELOPMENT POTENTIAL

Squamish's Downtown Commercial Centre permits density up to 3.0 FAR. The primary land uses supported under this designation are commercial and commercial mixed-uses. More specifically, and among others, the C-4 district allows:

- » Apartment dwellings
- » Entertainment and fitness
- » Business and professional offices
- » Hotels, hostels, and restaurants
- » Arts and cultural uses

The August Jack Motor Inn offering presents a value-add opportunity with the existing improvements while developing out the lands at 37911-37915 Cleveland Avenue and 1361 Main Street. A variety of built-form configurations are available.



Expansive & protected views



625' of frontage



Amenity rich & central location





SALIENT DETAILS

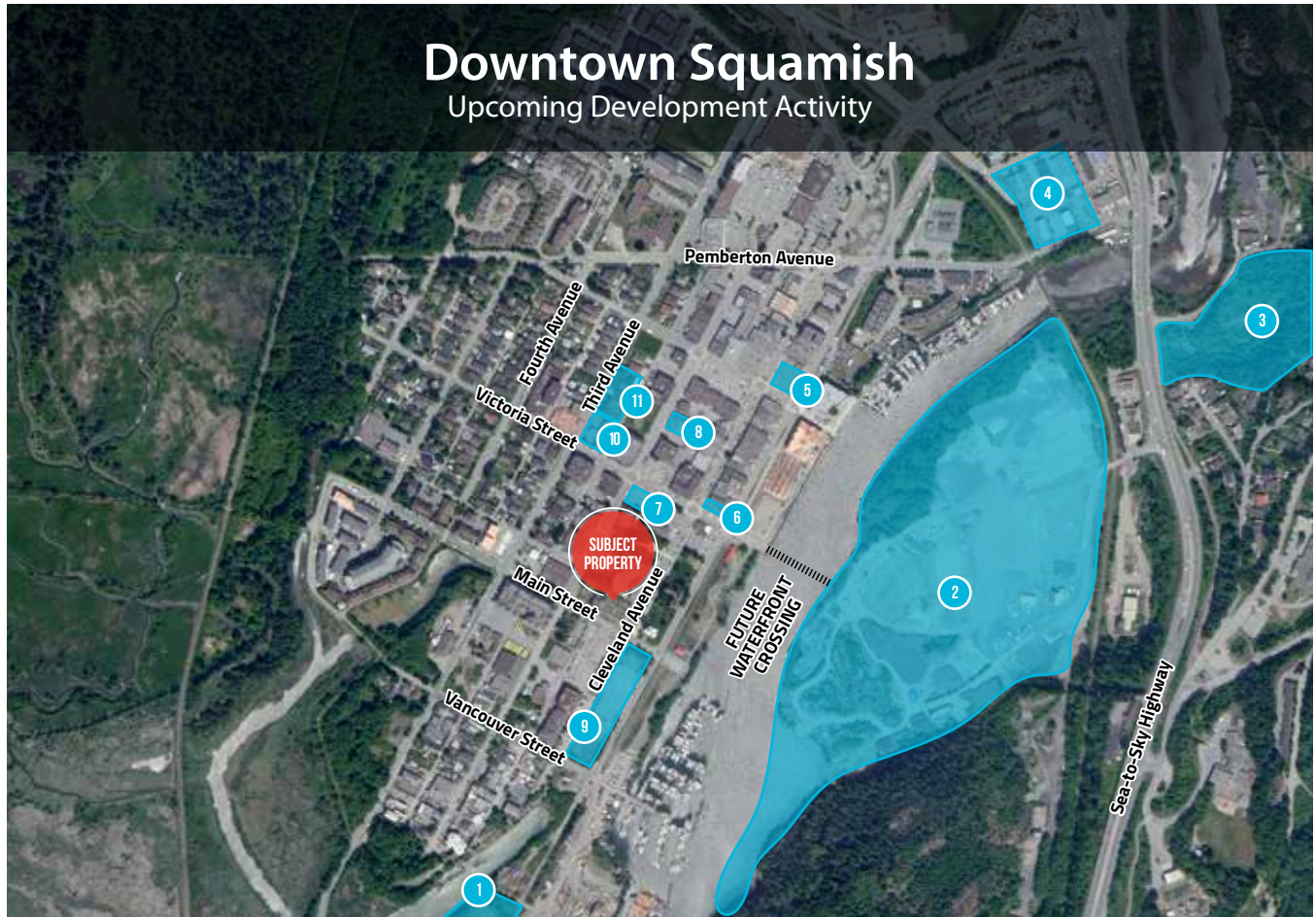
Municipal Address	37937 Cleveland Avenue	37915 Cleveland Avenue	37911 Cleveland Avenue	1361 Main Street
Primary PID	012-002-291	012-002-135	012-002-097	004-394-569
Legal Descriptions	Lots 5-12, Block 18, Plan VAP3960, District Lot 486, Group 1, New Westminster Land District	Lots 3-4, Block 18, Plan VAP3960, District Lot 486, Group 1, New Westminster Land District	Lots 1-2, Block 18, Plan VAP3960, District Lot 486, Group 1, New Westminster Land District	Lot 34-36, Block 18, Plan VAP3960, District Lot 486, Group 1, New Westminster Land District
Site Area	24,000 sf (2,229.7 m ²)	6,000 sf (557.4 m ²)	6,000 sf (557.4 m ²)	9,750 sf (905.8 m ²)
Site Dimensions	200' x 120'	50' x 120'	50' x 120'	75' x 130'
Total Site Area		36,000 sf (3,344.5 m ²)		15,600* sf (1,449.3 m ²) (if assembled with adjacent 5,850 sf parcel)
Year Built	1973	-	-	-
Property Use	Motel	Vacant IC & I	Vacant IC & I	Vacant IC & I
Zoning	C-4	C-4	C-4	C-4
Planning Area	Downtown Commercial Centre	Downtown Commercial Centre	Downtown Commercial Centre	Downtown Commercial Centre
Property Tax (2019)	\$53,892.41	\$7,268.27	\$7,545.68	\$11,324.08
Assessed Value (2018)	\$4,227,300	\$1,310,000	\$1,360,000	\$2,041,000





LOCATION

The properties are centrally located in the heart of Downtown Squamish along Cleveland Avenue at the northwest corner of Main Street. This location features tremendous frontage along Squamish’s primary downtown shopping node and benefits from protected views of the Stawamus Chief. Unique to this offering is the accessibility to Junction Park & U Siyam Pavilion as well as Stan Clarke Park which surround the properties in highly desirable green space. Nearby retail amenities include Squamish Public Library, Howe Sound Brewing, Squamish Athletic Club, The Copper Coil Still & Grill, Squamish Yacht Club, Diamond Head Medical Clinic, and an array of grocery and dining options.



#	Project	Developer	# of Residential Units
1	Newport Beach	Matthews Southwest	1136
2	Sea and Sky	Blue Sky	260
3	Redbridge Squamish	Kingswood	432
4	1100-1140 Hunter Place	Bosa	249
5	38108 Cleveland Avenue	Lexi Group	27
6	38006-38014 Cleveland Avenue	Dayhu	8
7	1360 Victoria Street	TBD	32
8	Amaji 2	Kainos Development	36
9	The Plaza at Junction Park	Solterra	154
10	38012 Third Avenue	Eighth Avenue Development	TBD
11	38028-38062 Third Avenue	Wanson Development	TBD



Municipal Highlights

Squamish is a vibrant, growing community

in the heart of Sea to Sky country, mid-way between Vancouver and Whistler offering world class outdoor recreation and lifestyle including some of the best mountain biking, rock climbing, kite boarding, hiking, and snowsport opportunities anywhere.

Expanding Business Community

Education, Tourism, Manufacturing, and Retail industries are experiencing growth in Squamish, with the majority of local businesses planning expansions.

Multimodal Transportation Infrastructure

(deep sea port, rail, highway) – Squamish's infrastructure moves cargo to major markets worldwide and is connected to industrial land development opportunities. A newly upgraded highway improves travel time to Vancouver and Whistler (45 minutes each way).

squamish.ca/economicdevelopment



WHY INVEST IN SQUAMISH?

With one of the **fastest growing populations** in British Columbia, at a population of over 20,000, the Squamish Municipality expect their population will double in the next 20 years after the **recently passed Official Community Plan**

Squamish has **grown faster over the last 10 years** than any other municipality unconnected to a major population centre

Median Income: **\$88,366 (2016) : 26% Higher** than BC Median Household Income





- 1 Sea to Sky Gondola
- 2 Shannon Falls
- 3 Stawamus Chief Provincial Park
- 4 Squamish Adventure Centre

- 5 Squamish General Hospital
- 6 Squamish Yacht Club
- 7 Quest University Canada
- 8 Squamish Valley Golf & Country

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