

**1160 & 1180 HUNTER PLACE,  
SQUAMISH BC**

**Owner-User/Investor  
Opportunity Highway 99  
Exposure**

1.3-acre Industrial Property in  
Downtown Squamish

**FOR SALE**



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# The Offering

**1160 & 1180 Hunter Place** presents a rare opportunity to acquire a **1.3-acre industrial property** with exceptional exposure along Highway 99, at the gateway to Downtown Squamish. Offered for sale for the first time in over 15 years, the property **features two functional buildings and a versatile site** suited to a wide range of industrial and commercial users.

**Strategically positioned along Highway 99, the property benefits from significant exposure to commuter and tourist traffic entering Downtown Squamish. The surrounding area includes a mix of retail, commercial, and industrial uses, anchored by a nearby high-traffic shopping centre.**

*Do not disturb tenant - Contact Listing Agents to arrange tour.*



Easy Access to Highway 99



~16,000 SF across two buildings on site



10 Grade/Dock Doors



Flexible I-1 Zoning

# Site Plan



# Salient Facts

Civic Address	1160 & 1180 Hunter Place, Squamish BC
Legal Address	002-662-931; LOT 10, EXCEPT PART IN PLAN 20627 BLOCK A DISTRICT LOT 4261 PLAN 19535 002-662-728; LOT 9 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 20627; SECONDLY: PART ON HIGHWAY PLAN 172; BLOCK A DISTRICT LOT 4261 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14508
Site Size	1.31-Acres (Combined)
Building Size	1160 Hunter Place (Rear Building) 6,471 SF 1180 Hunter Place (Front Building) 7,543 SF
Zoning	I1 - Light Industrial
Doors	10 Grade Doors 10 Loading Doors
Ceiling Heights	20'
Location	The Property fronts onto Highway 99 - access to site is from Hunter Place.
Gross Revenue	Contact Listing Agents
<b>For Sale</b>	<b>\$9,900,000</b>

# Property Highlights



## PROPERTY HIGHLIGHTS

- Prime Highway 99 frontage at the gateway to Downtown Squamish
- 1.3-acre commercial parcel
- Over 250 feet of frontage on Highway 99, providing exceptional visibility and exposure.
- First time offered for sale in more than 15 years



## IMPROVEMENTS

- Two existing commercial buildings on site. Approximately:
  - 6,000+ SF warehouse space
  - 3,000 SF office space
  - 7,000 SF showroom and storage spaceTotal building area of roughly 16,000+ SF
- Existing improvements support immediate occupancy or redevelopment/repositioning opportunities



## SITE FEATURES

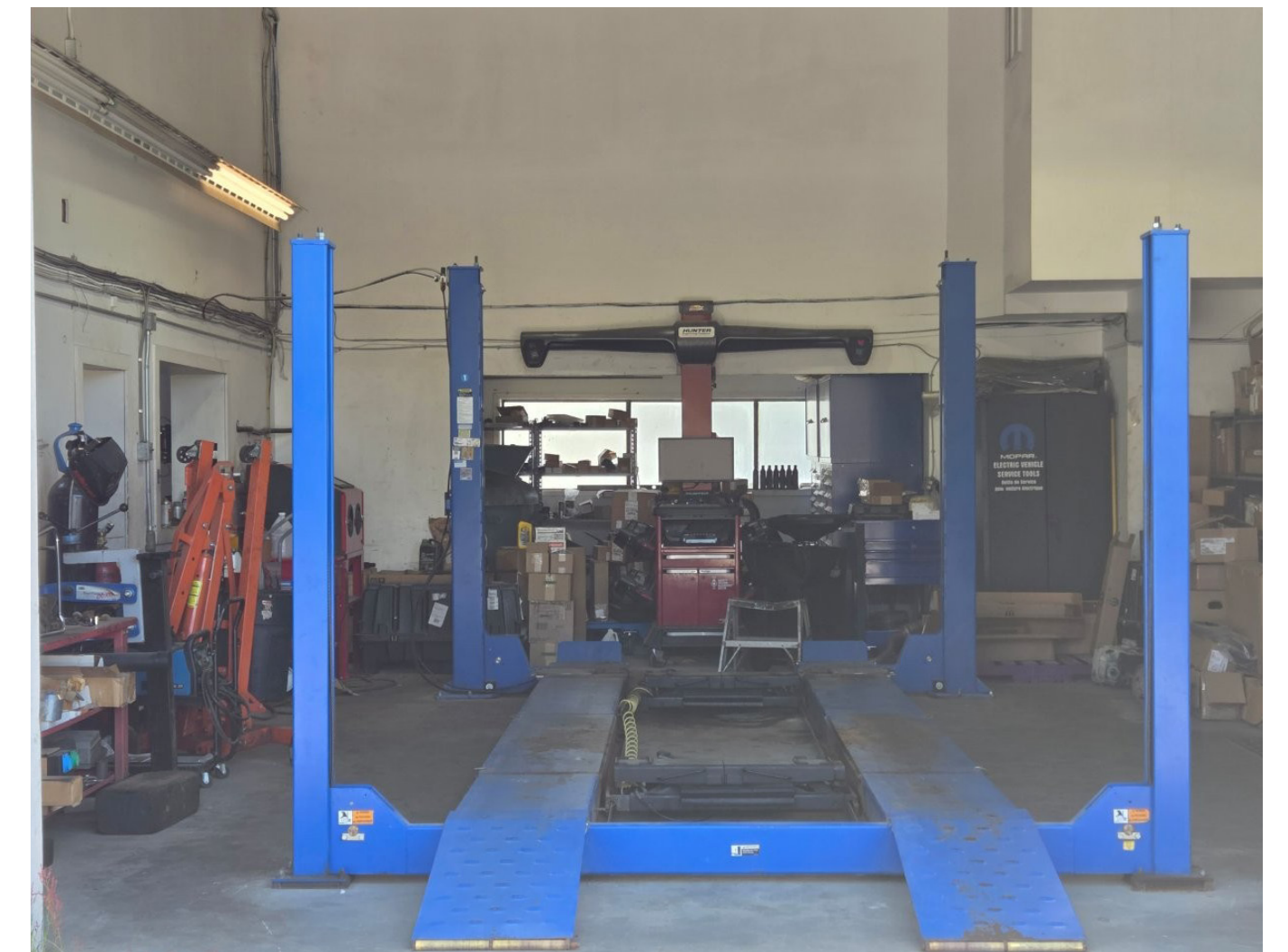
- 20,000 SF paved, level outdoor area
- Ample space for:
  - Customer and staff parking
  - Loading and unloading
  - Outdoor storage
  - Fleet or equipment staging
- Combination of showroom, office, warehouse, and extensive paved yard space is difficult to replicate in the market



# Photo Gallery

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1160 Hunter Place, Squamish



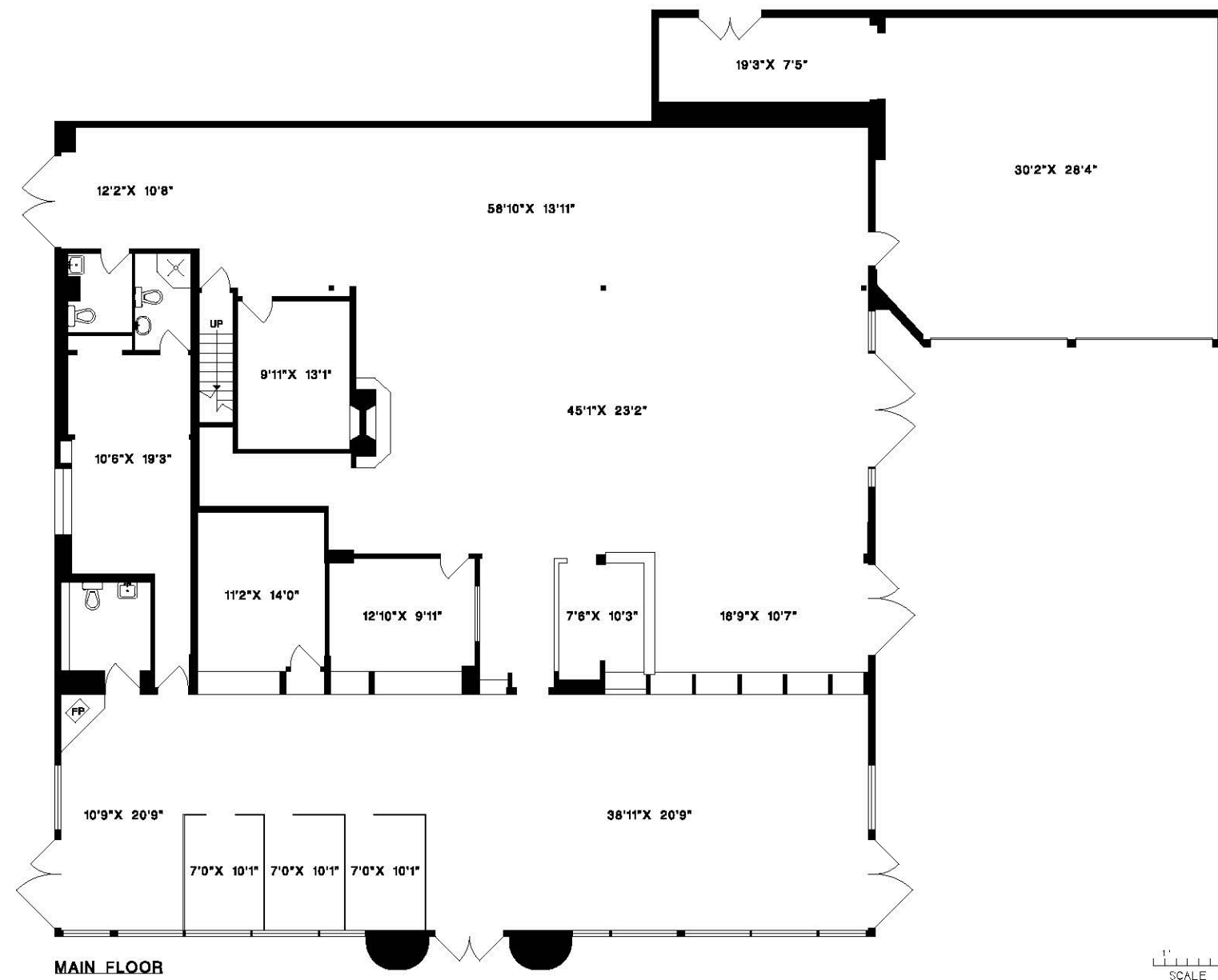
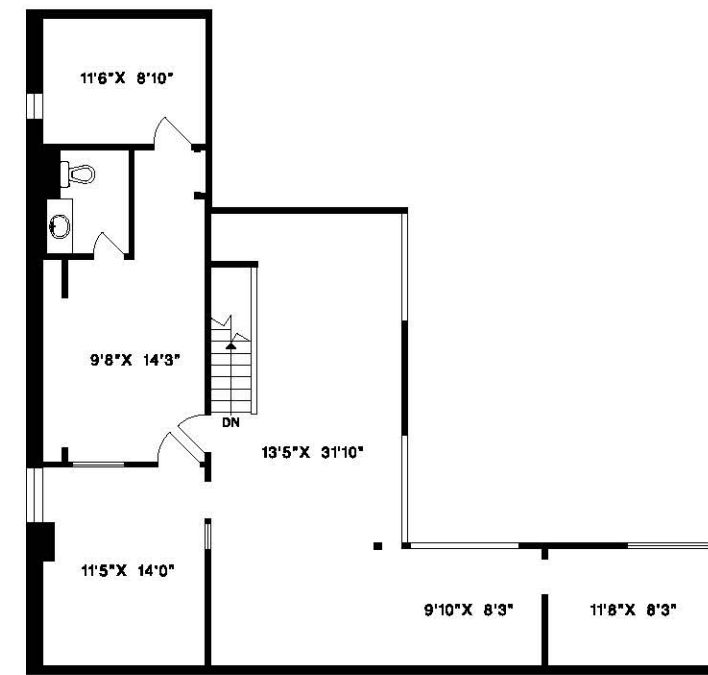
# Photo Gallery

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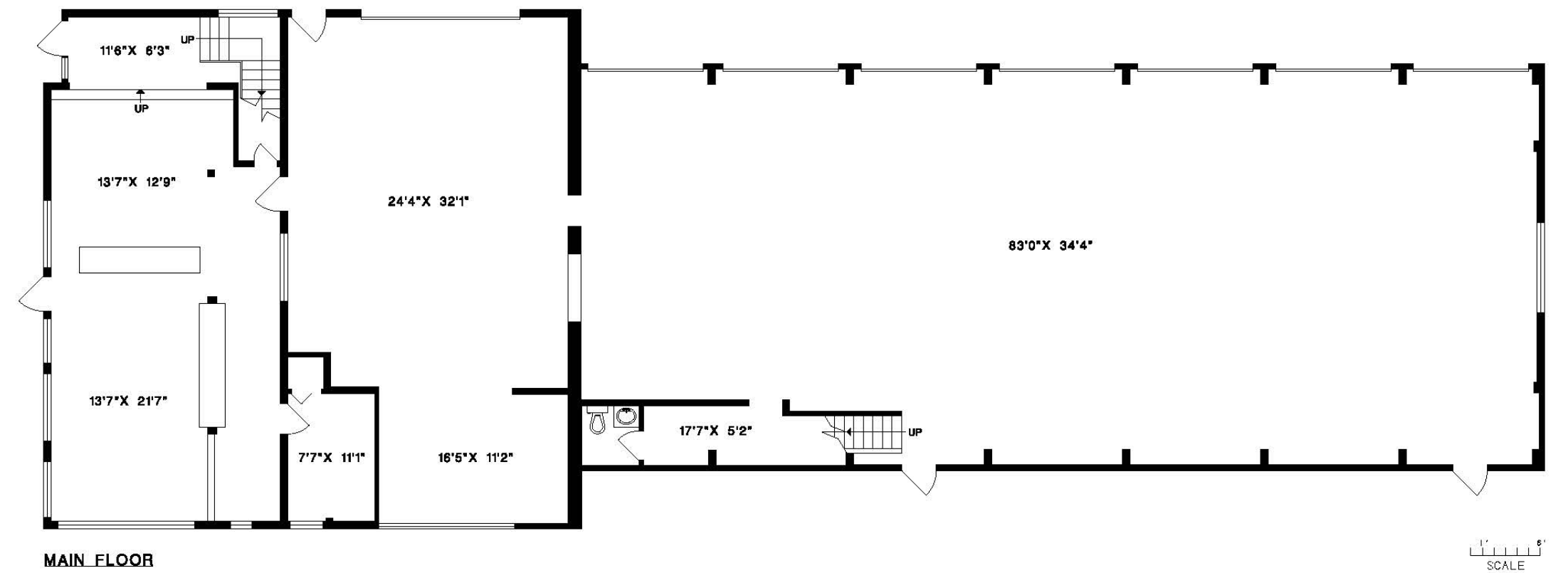
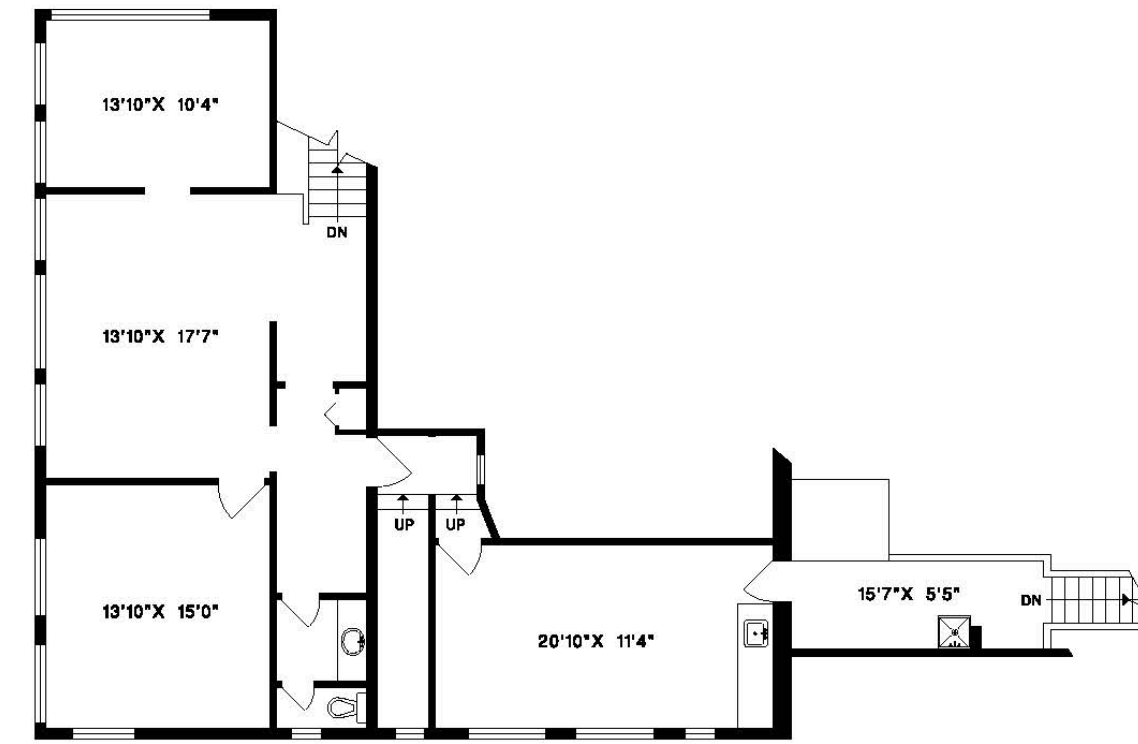
1180 Hunter Place, Squamish



# Floor Plans



1180



1160

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