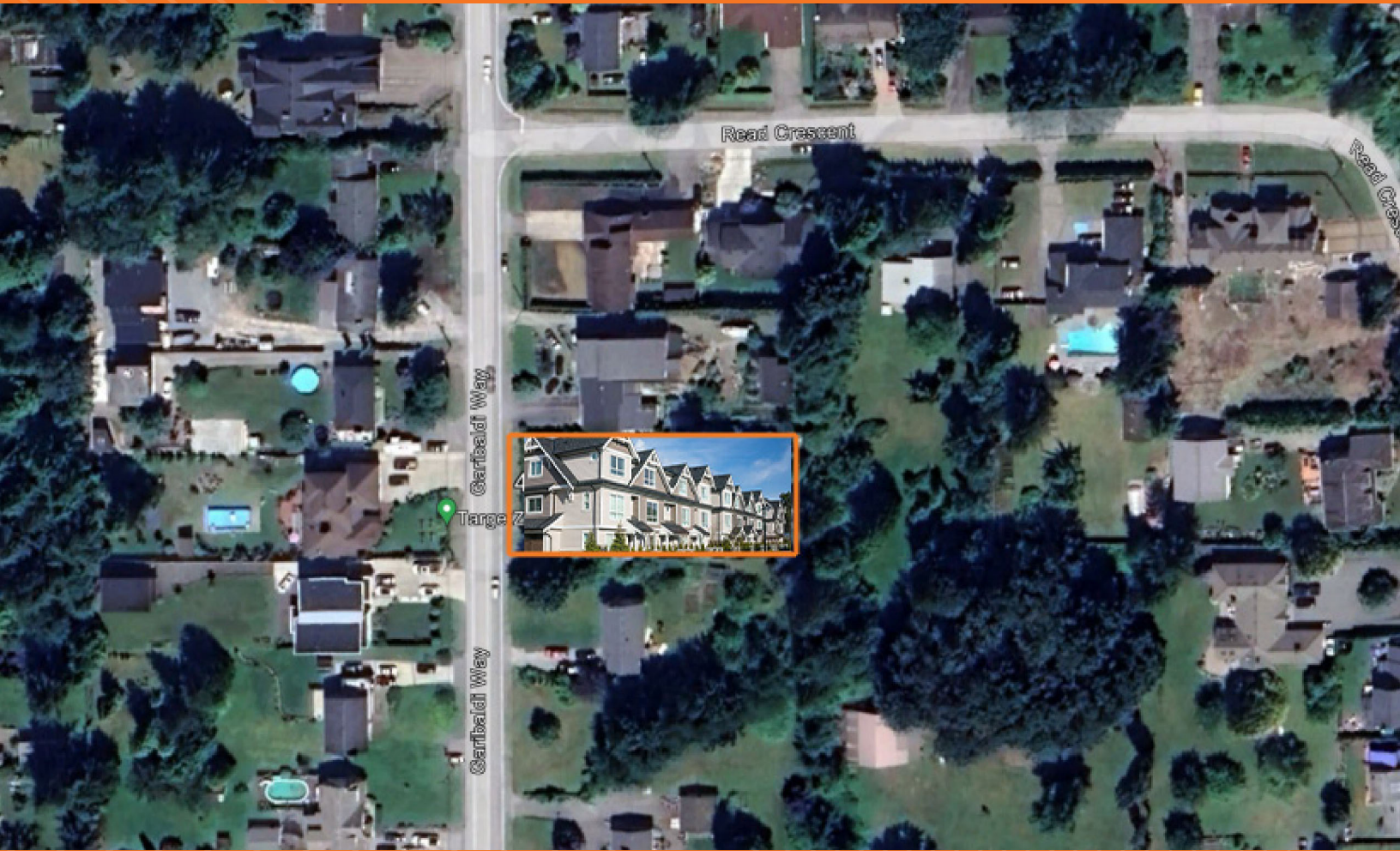


**LONDON
PACIFIC**



FOR SALE

**40168 GARIBALDI WAY
SQUAMISH**

MIKE GUINAN-BROWNE

PERSONAL REAL ESTATE CORPORATION

(604) 805-9904

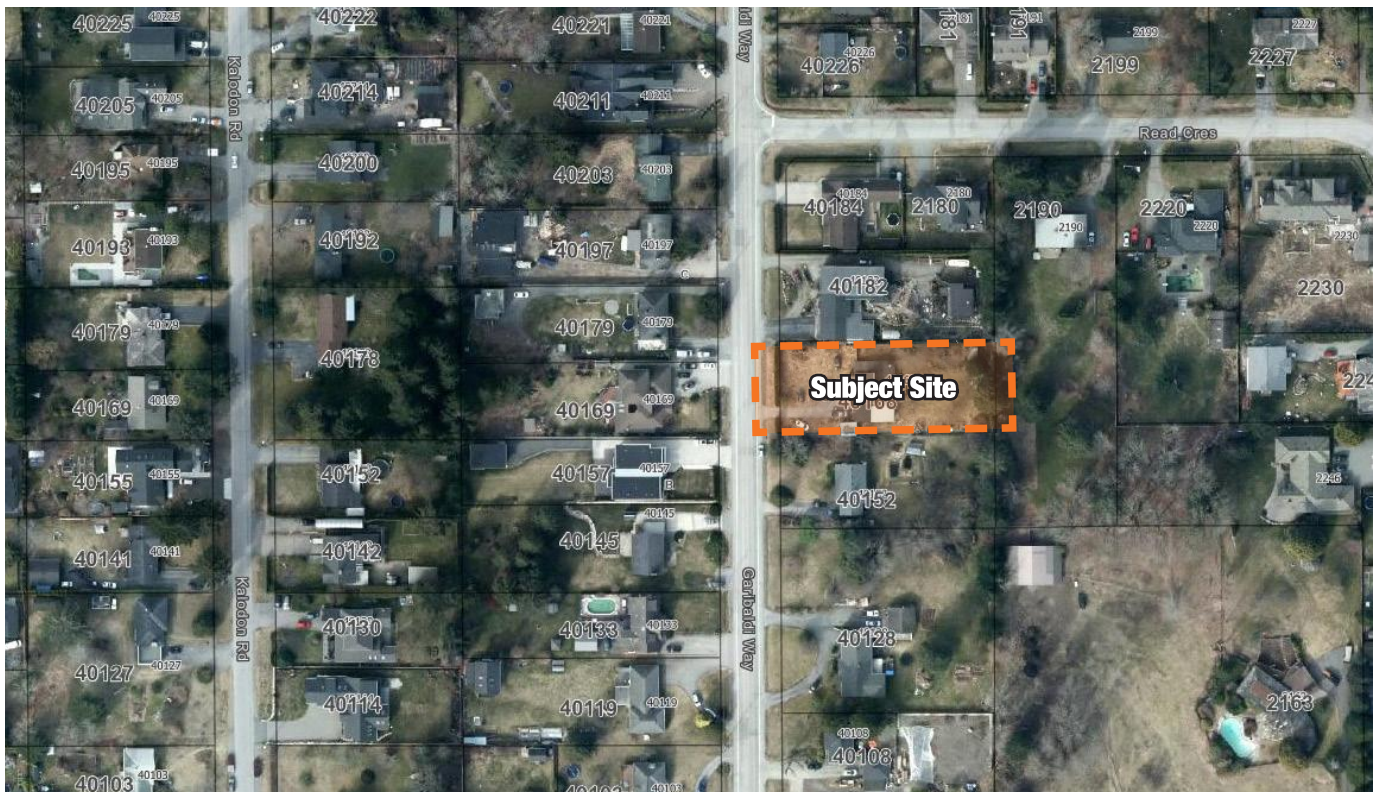
MGUINANBROWNE@LONDONPACIFIC.CA

SITE OVERVIEW

SUMMARY

40168 Garibaldi Way, Squamish

Are you seeking a lucrative investment opportunity in one of British Columbia's fastest-growing regions? Look no further than 40168 Garibaldi Way Squamish, an exceptional development site boasting enormous potential for at least 10 or more townhouses. Situated in the heart of Squamish and closely aligned with the forthcoming local area plan, this property presents an unparalleled chance for redevelopment success. With its strategic location, breathtaking surroundings, and a supportive community, this site is poised to become a landmark address.



Official Community Plan

The Local Area Plan

Garibaldi Estates Neighbourhood Plan - Estates Centre Sub Area 2023

40168 Garibaldi Way Squamish occupies a highly sought-after position, offering easy access to all the amenities and attractions that Squamish has to offer. Situated in close proximity to downtown Squamish, residents will enjoy the convenience of being just minutes away from shopping centers, schools, recreational facilities, and a vibrant local dining scene. The property’s accessibility is further enhanced by its proximity to major transportation routes, making it an ideal choice for commuters and those seeking a balanced lifestyle.



	Current	Scenario C
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster Consolidated Subdivision Consolidated Townhouses
Maximum Height (m)	9	10.7
Storeys	2	3
Maximum Density (FAR)	0.45 - 0.5	0.45 - 0.5 Single Unit/Duplex Triplex/Fourplex Cottage Cluster
		0.45 Small Lot Single Family
		0.8 Townhouse

SCENARIO C

Designated in the new local area plan as the Estates Centre sub area, this site is destined to be upzoned to accommodate the higher density established in the OCP and at present the prediction is that this site will be designated with the Scenario C in the plan which should allow 0.8FSR for townhouses on the site.

This would potentially be large enough for around 10-12 units and would provide substantial return on investment. The site sizing at +/-100' x 223' also allows for good use of the space.

PROPERTY SUMMARY

SALIENT FACTS

Address

40168 Garibaldi Way, Squamish

PID

009-154-752

Current Zoning

RS-1A

LAP

Garibaldi Estates - Estates Centre

Lot Size

22,314 SQFT

Dimensions

+/-100' x 223' FT

Investment Opportunity

40168 Garibaldi Way Squamish presents an exceptional investment opportunity for developers, builders, and investors seeking to capitalize on Squamish’s burgeoning real estate market. With the potential to build over 10 townhouses on this prime site, the possibilities for financial success are abundant. As the local area plan unfolds, property values in the area are expected to rise, making this an opportune time to secure your stake in Squamish’s bright future.

Don’t miss out on this remarkable opportunity to be part of the transformation of 40168 Garibaldi Way Squamish. Contact us today to learn more about this prime development site and start envisioning your future in this thriving community. The time is now to make your mark in Squamish’s vibrant real estate landscape.

Current Improvement

At present a 4 bedroom home rests on the property with an expansive floor plan of some 2,300 sqft., which currently provides rental income whilst the rezoning takes place.

Comparables:

Address	SOLD - Oct 2021
1165 Wilson Crescent	\$2,000,000
Lot Size	Price/SQFT
15,539 SQFT	\$128/SQFT
Zoning	
RM-1	

Address	SOLD - April 2023
38459 Buckley Avenue	\$1,550,000
Lot Size	Price/SQFT
12,136 SQFT	\$128/SQFT
Zoning	
RM-1	

Endless Recreation

Squamish is renowned as the “Outdoor Recreation Capital of Canada,” and 40168 Garibaldi Way puts you at the heart of it all. Surrounded by world-class hiking and biking trails, rock climbing routes, and waterways, adventure awaits at your doorstep. Immerse yourself in the unparalleled beauty of Garibaldi Provincial Park, enjoy world-class skiing in nearby Whistler, or embark on a kayaking adventure along the breathtaking Howe Sound. With nature as your playground, every day holds the promise of a thrilling outdoor experience.



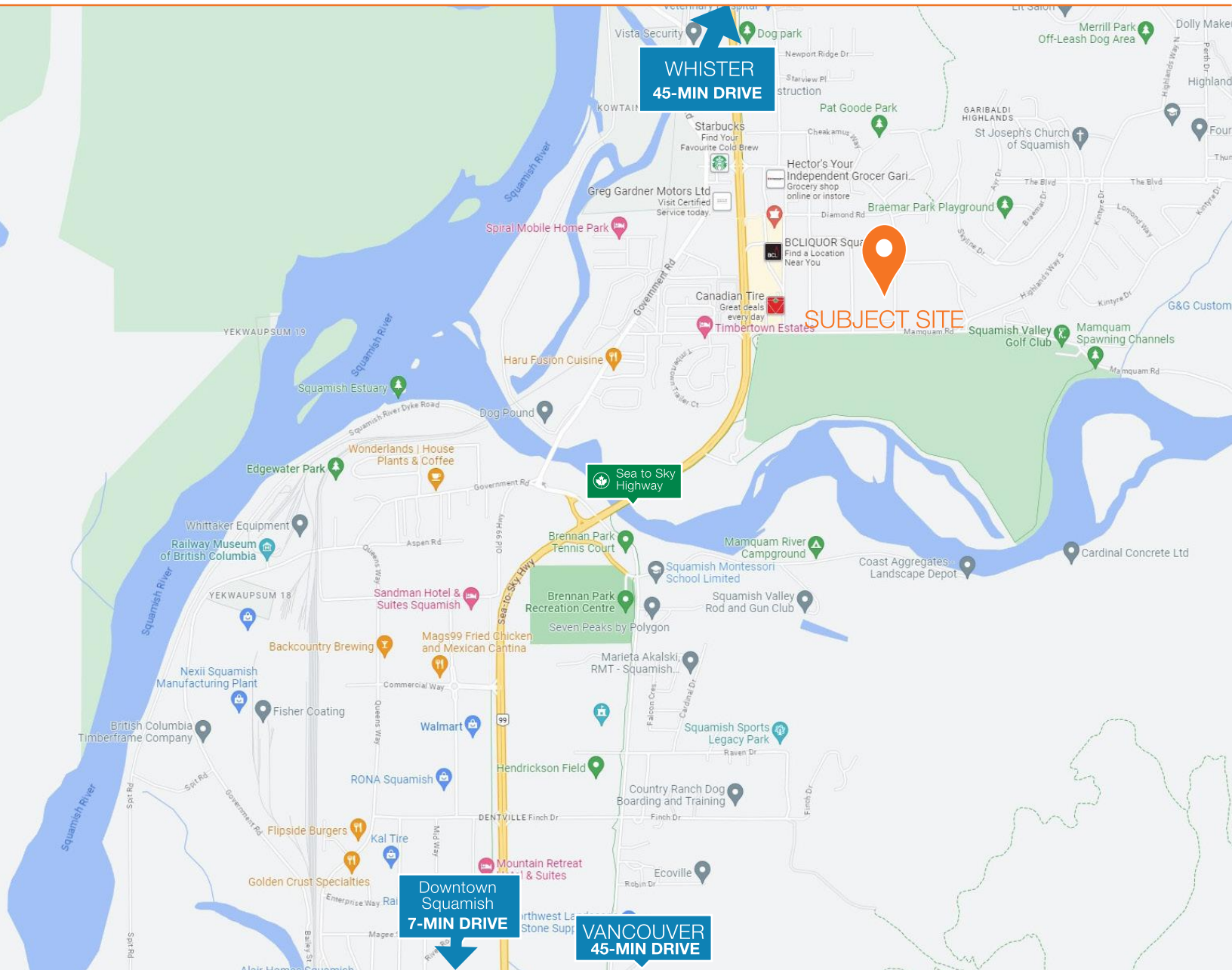
RAILWAY MUSEUM OF BC



Garibaldi Provincial Park

Community and Amenities

Squamish is renowned for its close-knit and supportive community, making it an ideal place to invest and build. With a strong focus on sustainability and a vibrant entrepreneurial spirit, Squamish offers a welcoming environment for businesses and residents alike. The community embraces innovation and growth while preserving the unique character and charm of the area. By joining this thriving community, you will be part of a dynamic and forward-thinking collective that values collaboration, outdoor adventure, and a high quality of life.



THE FAST GROWING COMMUNITY

SQUAMISH

Squamish is a vibrant and picturesque town nestled in the heart of British Columbia, Canada. Situated at the northern end of the Howe Sound fjord, Squamish is surrounded by breathtaking natural beauty, with towering mountains, lush forests, and the sparkling waters of the sound. Known as the “Outdoor Recreation Capital of Canada,” Squamish offers an abundance of outdoor activities and adventures.

One of the main attractions in Squamish is rock climbing, as it boasts some of the best climbing routes in the world. The Stawamus Chief, a massive granite monolith, is a renowned destination for climbers of all levels. Hiking and mountain biking are also popular pursuits, with numerous trails catering to different skill levels and offering stunning views of the surrounding landscapes.

The Squamish Valley is a paradise for water sports enthusiasts. The Howe Sound provides ample opportunities for kayaking, paddleboarding, and boating. Windsurfing and kitesurfing are particularly favored due to the strong winds that sweep through the area.



Downtown Squamish



Whistler Village Ski Resort



Legacy Sports Park

SEA TO SKY

SQUAMISH VALLEY



ROCK CLIMBING THE CHIEF



BACKCOUNTRY BREWING



ALPINE SKIING



FRESH WATER FISHING



MOUNTAIN BIKING

The town itself has a charming and welcoming atmosphere. Its downtown area is dotted with locally-owned shops, cafes, and restaurants, offering a variety of cuisines to suit every palate. The Squamish Farmers Market, held weekly during the summer months, showcases the region's bountiful produce and crafts.

Squamish is also a gateway to nearby attractions, such as Whistler, famous for its ski slopes and outdoor recreational activities, and the scenic Sea-to-Sky Highway, which offers breathtaking views during the drive to Vancouver.

With its awe-inspiring natural beauty and an array of outdoor activities, Squamish is a destination that captivates the hearts of adventurers and nature lovers alike

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