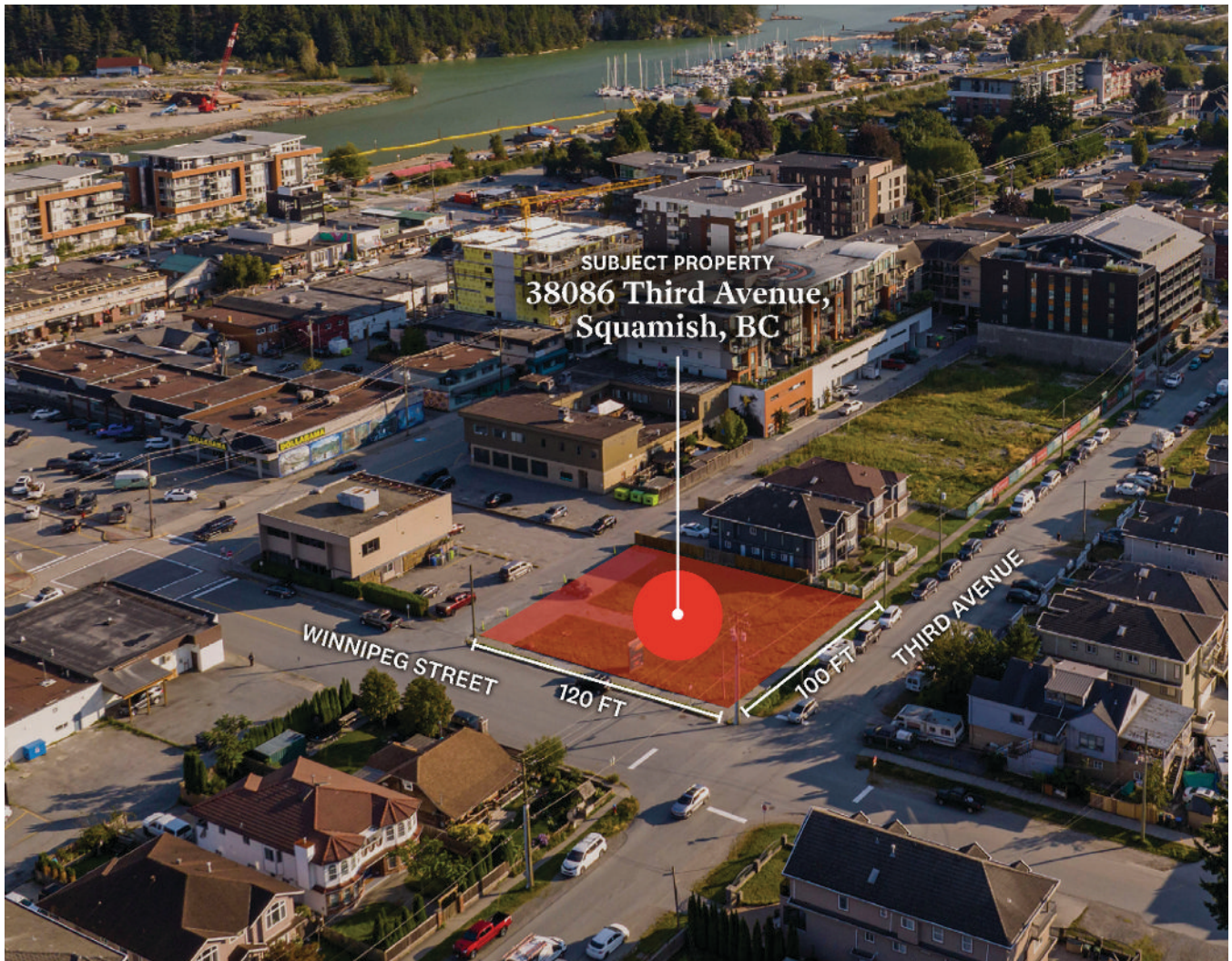


FOR SALE

38086 Third Avenue, Squamish

DEVELOPMENT LAND FOR SALE



Jason Lai
PERSONAL REAL ESTATE CORPORATION

778.996.1788

Amber Wang
PERSONAL REAL ESTATE CORPORATION

604.723.1071

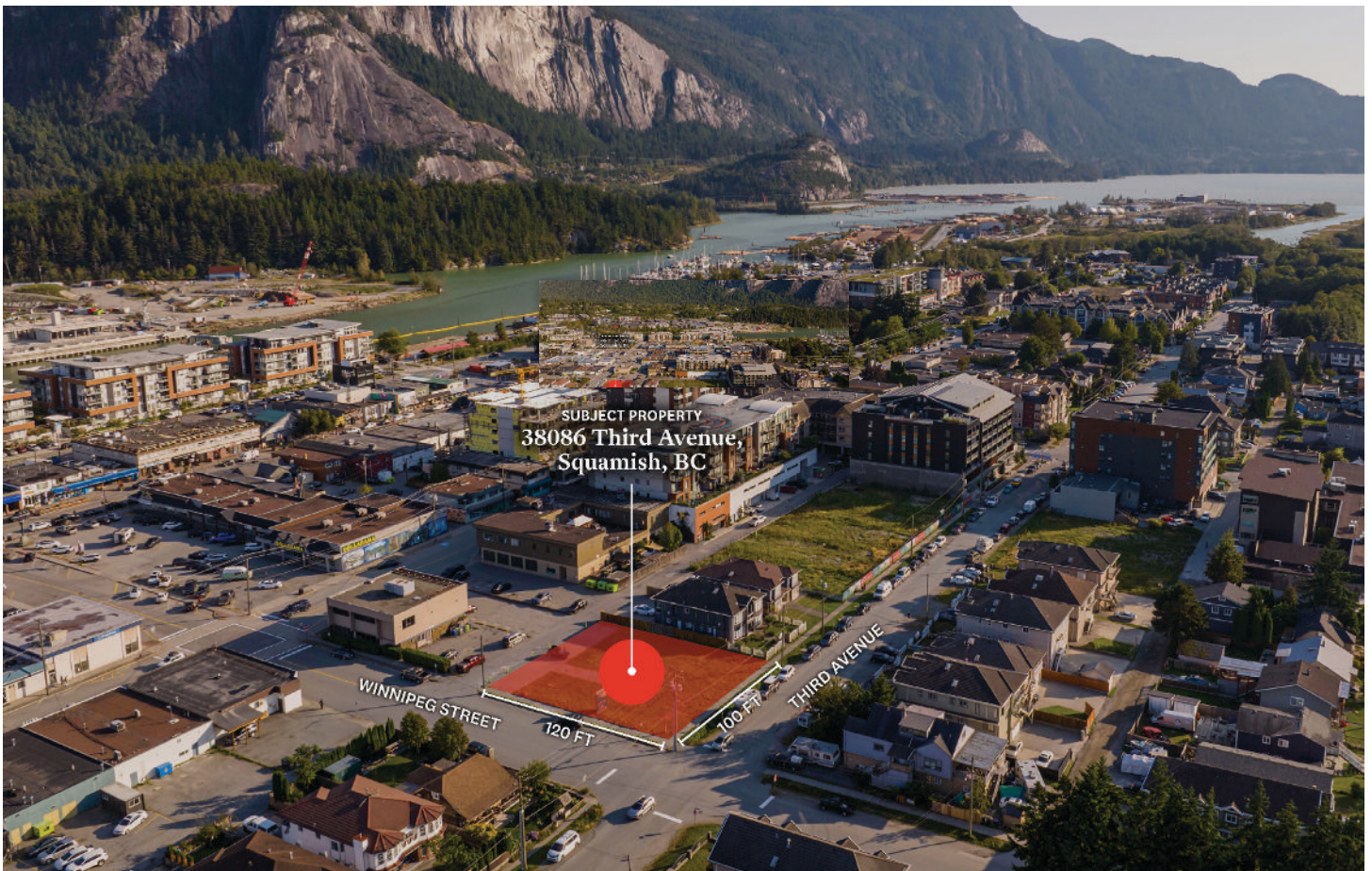
rennie

the opportunity

38086 Third Avenue, Squamish provides a rare opportunity to acquire a premier development opportunity in the heart of Downtown Squamish. Located at the corner of Winnipeg Street and Third Avenue, this 12,000 SF± corner lot features 100 feet frontage along affluent Third Avenue, with 120 feet of depth with lane access at the rear.

The District of Squamish designates 38086 Third Avenue as Downtown Commercial Centre, permitting a Maximum Floor Area Ratio (FAR) of up to 3, thus providing 36,000 SF± of buildable square feet. The envisioned development is slated for up to 6-storey, mixed-use development, with ground-floor retail commercial and residential above.

With the District of Squamish adopting a robust growth management strategy, Squamish is anticipated to become one of BC's fastest growing municipalities. Where a Downtown Squamish address places you at the heart of a vibrant community, yet outdoor adventure is in your backyard. Here, live, work, and play weave together in spirited harmony.



site profile



SUBJECT PROPERTY

38086 Third Avenue, Squamish, BC

BC ASSESSMENT VALUE (2025)

\$2,898,000

SITE LOCATION

Located at the northwest corner of Third Avenue and Winnipeg Street, within Downtown Squamish's established commercial core.

ZONING

R-1(Residential 1)

LOT SIZE (EST.)

12,000 SF

LEGAL DESCRIPTION

LOT 13&14, BLOCK 3, PLAN VAP3960, DISTRICT LOT 486, NEW WESTMINSTER LAND DISTRICT

LOT DIMENSIONS (EST.)

100 FT frontage along Third Avenue
120 FT depth along Winnipeg Street

LAND USE DESIGNATION

Downtown Commercial Centre
• Maximum Floor Area Ratio (FAR): 3.0
• Gross Buildable Area: Approx. 36,000 SF

PROPERTY TAXES (2025)

\$11,014.13

ASKING PRICE

\$4,950,000



land use

Official Community Plan (OCP) Designation: Downtown Commercial Centre

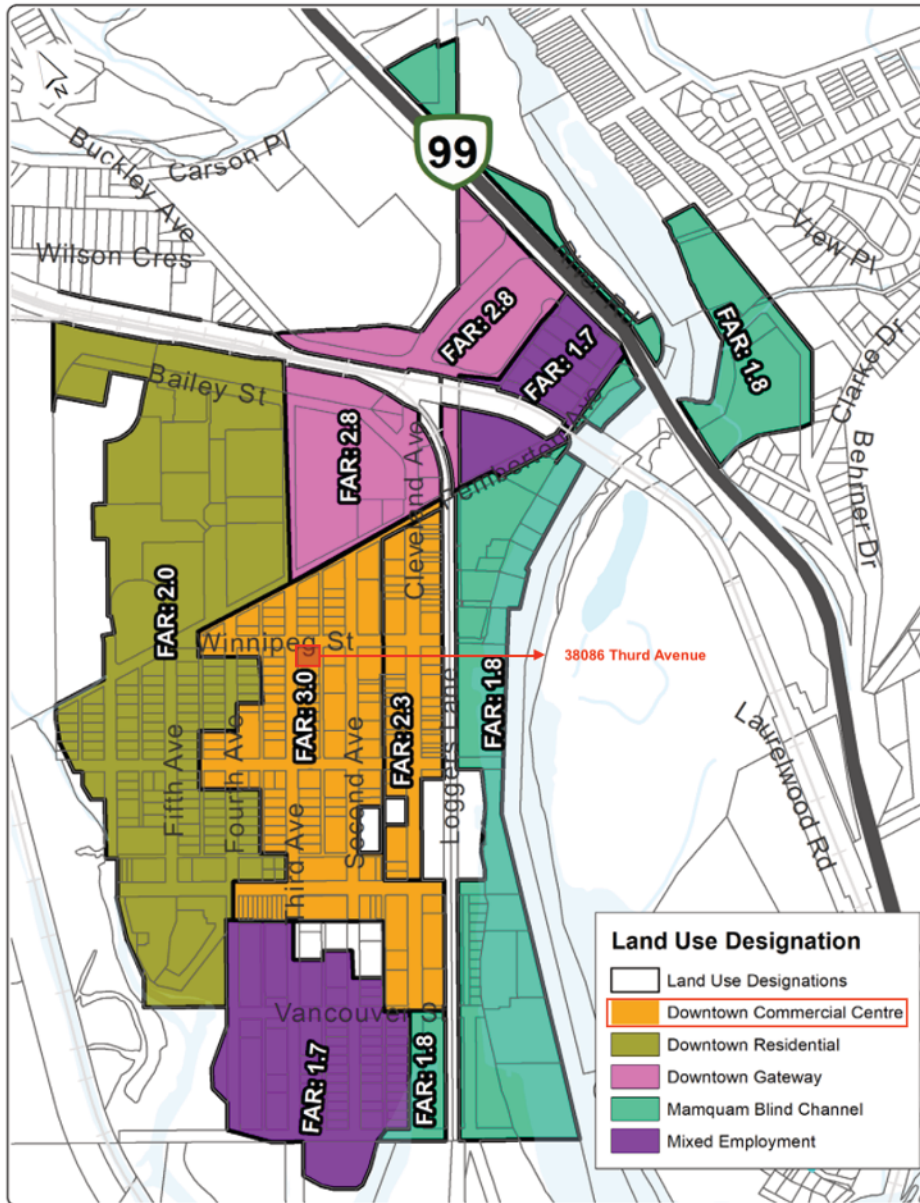


Figure 29-1. Downtown Land Use Designations

Applies to the central business area of Downtown, which forms the primary commercial area of Squamish. The primary land uses supported under this designation are commercial and commercial mixed-uses. Supported complementary uses include arts, culture, civic, institutional, parks, and greenways. Residential-only land uses, and large format retail is not supported under this land use designation. The maximum floor area ratio in the Downtown Commercial Centre is 3.0.

For properties fronting Cleveland Avenue between Pemberton Avenue and Main Street, the maximum floor area ratio is 2.3 except for development projects comprised of 100% employment space in which case the maximum floor area ratio is 3.0, despite Figure 29-1.

area map



LIFESTYLE & RECREATION

1. Cleveland Avenue Retail District — Local cafés, restaurants & shops
2. Squamish Station Shopping Centre — Save-On-Foods, London Drugs, Walmart, Canadian Tire
3. The Adventure Centre
4. Squamish Estuary Trail
5. Smoke Bluffs Park

COMMUNITY / INSTITUTIONAL

6. Squamish General Hospital
7. Squamish Public Library
8. Shoppers Drug Mart

area demographic



3,277

HOUSEHOLDS
within a 3 km radius

11,859

POPULATION
within a 5km radius

3.5%

POPULATION GROWTH
2023-2028
within a 5km radius

\$96,435

AVERAGE HOUSEHOLD
INCOME
within a 3km radius



site area



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