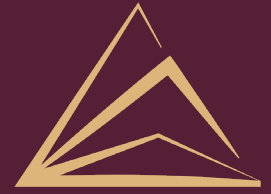




Squamish's Premier Mixed Use Development Opportunity

Tantalus Village
Squamish



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SUMMARY



Phoenix Commercial Realty proudly presents

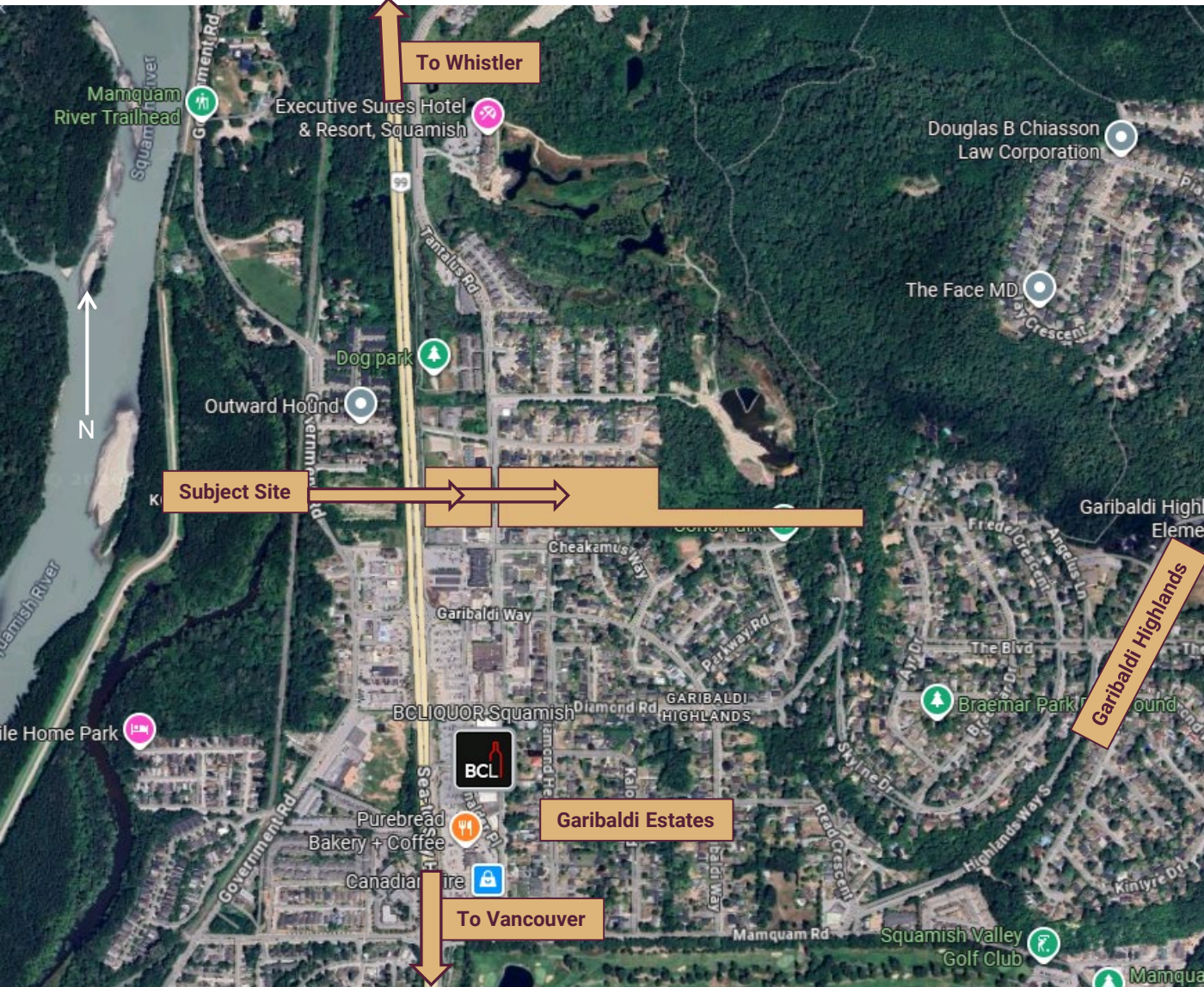
Tantalus Village

a shovel-ready opportunity located at 40480 Tantalus Road in Garibaldi Village, Squamish.

This project represents a rare combination of location, timing, and feasibility in one of British Columbia's fastest-growing corridors.

- **Prime Parcel:** 4 acres (West Side Phase 1) with future expansion potential on the adjacent 11 acres.
- **Strategic Positioning:** The last undeveloped highway-facing site in Squamish's primary commercial area.
- **De-Risked:** Rezoning application submitted with strong political support and no public hearing requirement.

LOCATION



Tantalus Village

offers unmatched connectivity and walkability in the heart of the Garibaldi Estates.

Walk Score: Located steps from Garibaldi Village's restaurants, retail, and professional services.

Transit Oriented: Easy access to Highway 99 and public transit.

Recreation Hub: Situated directly on the Corridor trail, offering dedicated bike routes North to Brackendale, South to Downtown, and access to world-class mountain bike trails.

PROJECT OVERVIEW



The current owners have spent the last year value-engineering this project to maximize feasibility and returns in the current economic climate.

By simplifying the design and eliminating costly underground parkades, Tantalus Village is positioned for construction efficiency and financial performance.

The Proposal (Phase 1):

Format: 3-story mixed-use building.

Residential: 63 rental apartments designed to meet critical local demand.

Commercial: ~18,000 sq. ft. of ground-level retail/commercial space.

Parking: Surface parking only
(saving \$4.5–\$5.0 million in structural costs)

THE DETAILS

Address

40860 Tantalus Road,
Squamish

Principal Usage

Redevelopment site

Land Size

2 parcels:
4 acres & 11 acres (+/-)

Available together or
individually

Zoning

RL-2
Rezone to CD

Price

Contact Broker



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FINANCIAL SNAPSHOT

PHASE 1

Designed for attractive risk-adjusted returns.

Total Revenue (Projected): ~\$2.94 Million/Year.

- **Net Operating Income (NOI):** ~\$2.31 Million.
- **Projected Cap Rate on Cost:** 5.2%.
- **Appraised Value:** ~\$51.4 Million (at 4.5% Cap Rate).

Total Project Cost: ~\$44.75 Million.

STREAMLINED DEVELOPMENT PATH

Navigating development in Squamish has never been more efficient for well-planned projects.

- **OCP Compliant:** The project conforms to the Official Community Plan, eliminating the need for a public hearing.
- **Political Support:** Mayor and Council have prioritized rezoning for home building, favoring the reading of 1st, 2nd, and 3rd bylaws in a single meeting.
- **Timeline:** Rezoning approval expected by **March 2026**, with development permits and construction drawings starting mid-2026.



PHOTOGRAPHS



View looking South
New Firehall
(parking under power lines)

PHOTOGRAPHS



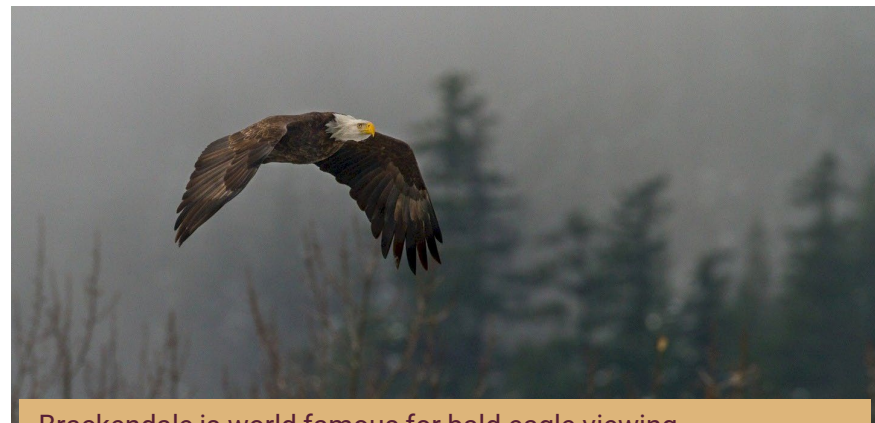
**View looking South East
To Garibaldi Village**

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.

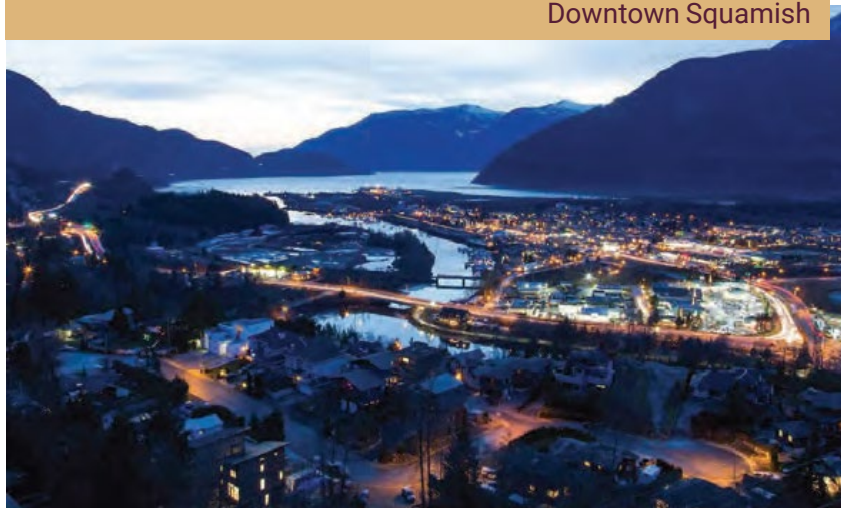
The Stawamus Chief, a massive granite monolith, is a renowned destination for climbers of all levels. Hiking and mountain biking are also popular pursuits, with numerous trails catering to different skill levels and offering stunning views of the surrounding landscapes.



Brackendale is world famous for bald eagle viewing

- **Explosive Growth:** The Province projects a 53% population increase by 2046.
- **Housing Crisis:** A 2023 Housing Needs Assessment identified a shortage of 6,820 homes required by 2031.
- **Favourable Climate:** Moderating interest rates and plentiful construction labor have significantly improved project feasibility.

Downtown Squamish



Mountain Biking is a favourite pastime

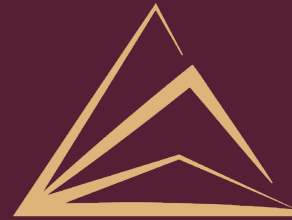


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