

FOR SALE

37861 THIRD AVENUE

Squamish, BC

1.102-Acre Mixed-Use Development Site in the Heart of Downtown Squamish



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Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

37861 THIRD AVENUE

Squamish, BC

OPPORTUNITY SUMMARY

37861 Third Avenue presents a rare opportunity to acquire a large, centrally located development parcel in downtown Squamish. Spanning 1.102 acres with approximately 400 feet of frontage along Third Avenue, the property is designated Mixed Employment in the Official Community Plan, supporting up to 81,600 SF of buildable area at a 1.7 FSR. The site is currently improved with a single-storey warehouse and is ideally situated within walking distance to downtown shops, restaurants, and the Squamish Estuary trail network, offering future development the potential for exceptional view corridors toward Howe Sound and the Stawamus Chief.

STAWAMUS
CHIEF

SHANNON
FALLS

OCEANFRONT
SQUAMISH

SUBJECT
PROPERTY



PROPERTY OVERVIEW

CIVIC ADDRESS

37861 Third Avenue, Squamish, BC

LEGAL DESCRIPTION

Lot A, Block 23, District Lot 486, Plan 3960

PID

011-996-293

ZONING

I-1 – Light Industrial

LOT SIZE

1.102 Acres / Approx. 48,000 SF

FRONTAGE

Approx. 400 feet along Third Avenue

CURRENT USE

Single-storey warehouse/storage (est. 4,800 sf)

OCP DESIGNATION

Mixed Employment

BUILDABLE FLOOR AREA

81,600 SF

OCP DENSITY

1.7 FSR

PROPERTY TAXES

\$111,670.70 (2025)

SALE PRICE

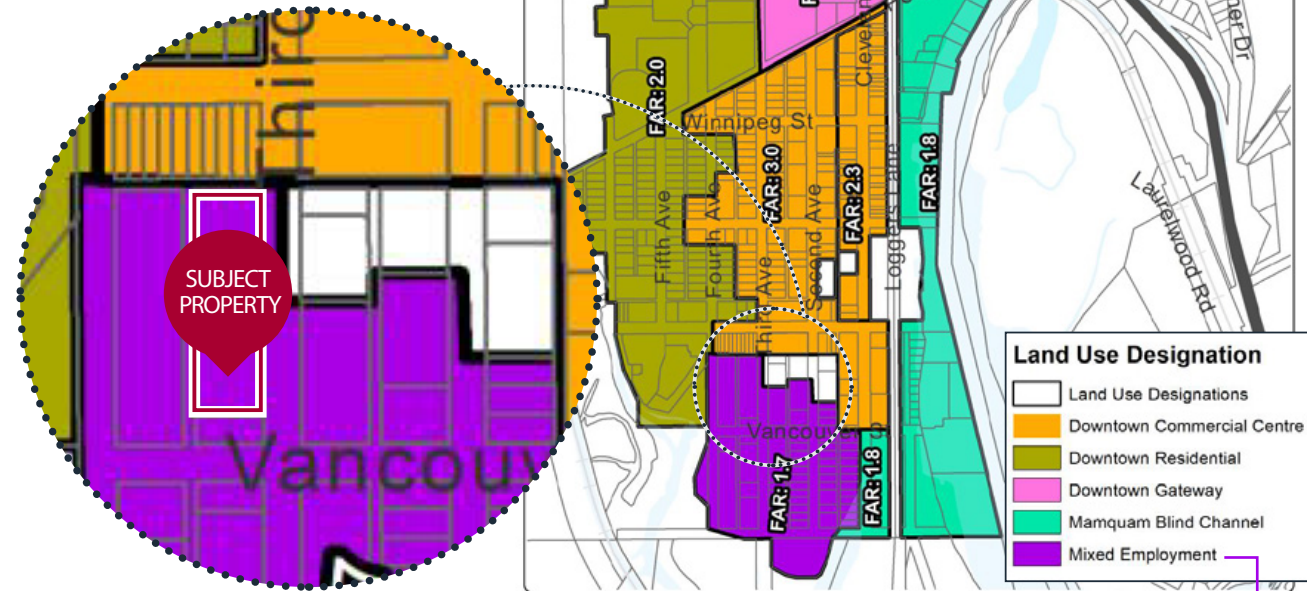
Contact listing agent

DEVELOPMENT POTENTIAL

Official Community Plan

The Squamish 2040 Official Community Plan (OCP) is the overarching vision and guiding document for the future of Squamish that provides direction for change and development in the community over time.

The current OCP was adopted on June 5, 2018 following more than 24 months of visioning, review and extensive public engagement.



Mixed Employment

Applies to lands intended for a creative, complementary and flexible mix of employment generating uses in transitional employment and light industrial areas. This includes Downtown South which is intended to maintain an eclectic, funky character. Supported uses in the mixed employment areas include civic, institutional, artisan, arts, culture,

limited retail, business office, professional office, light industrial, residential mixed-use, parks, and greenways. Residential-only and retail-only land uses are not supported under this land use designation. The maximum floor area ratio for Mixed Employment areas in Downtown Squamish is 1.7.

Source: District of Squamish Official Community Plan

NOTABLE DOWNTOWN COMMUNITY DEVELOPMENTS



OCEANFRONT SQUAMISH

By Matthews West

Master-planned community featuring over 2,500 new homes and more than 360,000 SF of office, commercial, and light industrial space, bringing a range of new services and amenities to the area.



SEA AND SKY

By Bosa Properties & Kingswood Capital

A transformative 53-acre master-planned waterfront community delivering over 1,400 homes and 50,000 SF of commercial space. As it continues to take shape, the project is redefining the southern entrance to Squamish and contributing significant new housing, retail, and public waterfront access, with a new pedestrian bridge over the Mamquam Blind Channel set to provide direct connection to the downtown core.



THREE SUMMITS

By Polygon Homes

Actively marketed new residential development comprising 201 condominiums across three mid-rise buildings, offering modern amenities and illustrating continued densification and vibrancy of the town centre.



REDBRIDGE

By Kingswood Capital

Master-planned residential community by Kingswood Properties featuring 425 homes and nearly 10,000 square metres of commercial space, with public amenities, a pedestrian bridge, and trail connections that enhance access and livability along the Mamquam Blind Channel.

LOCATION

Located between Vancouver and Whistler along the scenic Sea-to-Sky corridor, Squamish is one of British Columbia's fastest-growing communities. Known for its outdoor recreation, youthful population, and high quality of life, Squamish continues to attract families, professionals, and entrepreneurs seeking a lifestyle-oriented alternative to the Lower Mainland. With strong population growth, rising median incomes, and significant investment in infrastructure, Squamish is evolving into a dynamic hub for innovation, tourism, and sustainable development.

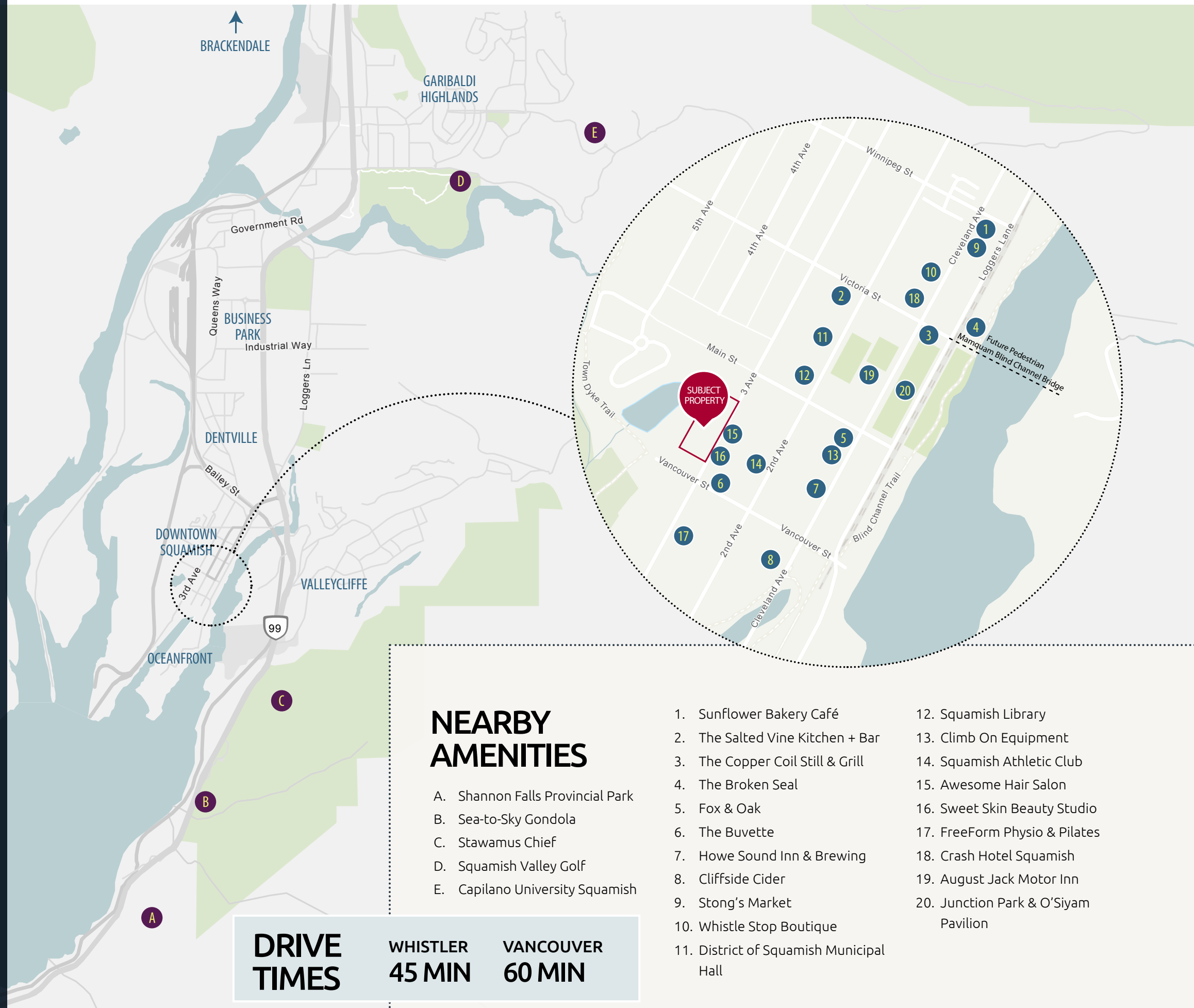
37861 Third Avenue is ideally positioned in the southern end of Downtown Squamish - within walking distance to Cleveland Avenue's retail and dining, the Squamish Estuary trail network, and the waterfront. The site offers excellent connectivity while benefiting from its proximity to established amenities and growing residential density.



Stawamus Chief



Shannon Falls



**DRIVE
TIMES**

**WHISTLER
45 MIN**

**VANCOUVER
60 MIN**

NEARBY AMENITIES

- A. Shannon Falls Provincial Park
- B. Sea-to-Sky Gondola
- C. Stawamus Chief
- D. Squamish Valley Golf
- E. Capilano University Squamish

- 1. Sunflower Bakery Café
- 2. The Salted Vine Kitchen + Bar
- 3. The Copper Coil Still & Grill
- 4. The Broken Seal
- 5. Fox & Oak
- 6. The Buvette
- 7. Howe Sound Inn & Brewing
- 8. Cliffside Cider
- 9. Stong's Market
- 10. Whistle Stop Boutique
- 11. District of Squamish Municipal Hall
- 12. Squamish Library
- 13. Climb On Equipment
- 14. Squamish Athletic Club
- 15. Awesome Hair Salon
- 16. Sweet Skin Beauty Studio
- 17. FreeForm Physio & Pilates
- 18. Crash Hotel Squamish
- 19. August Jack Motor Inn
- 20. Junction Park & O'Siyam Pavilion

AERIAL PHOTOS

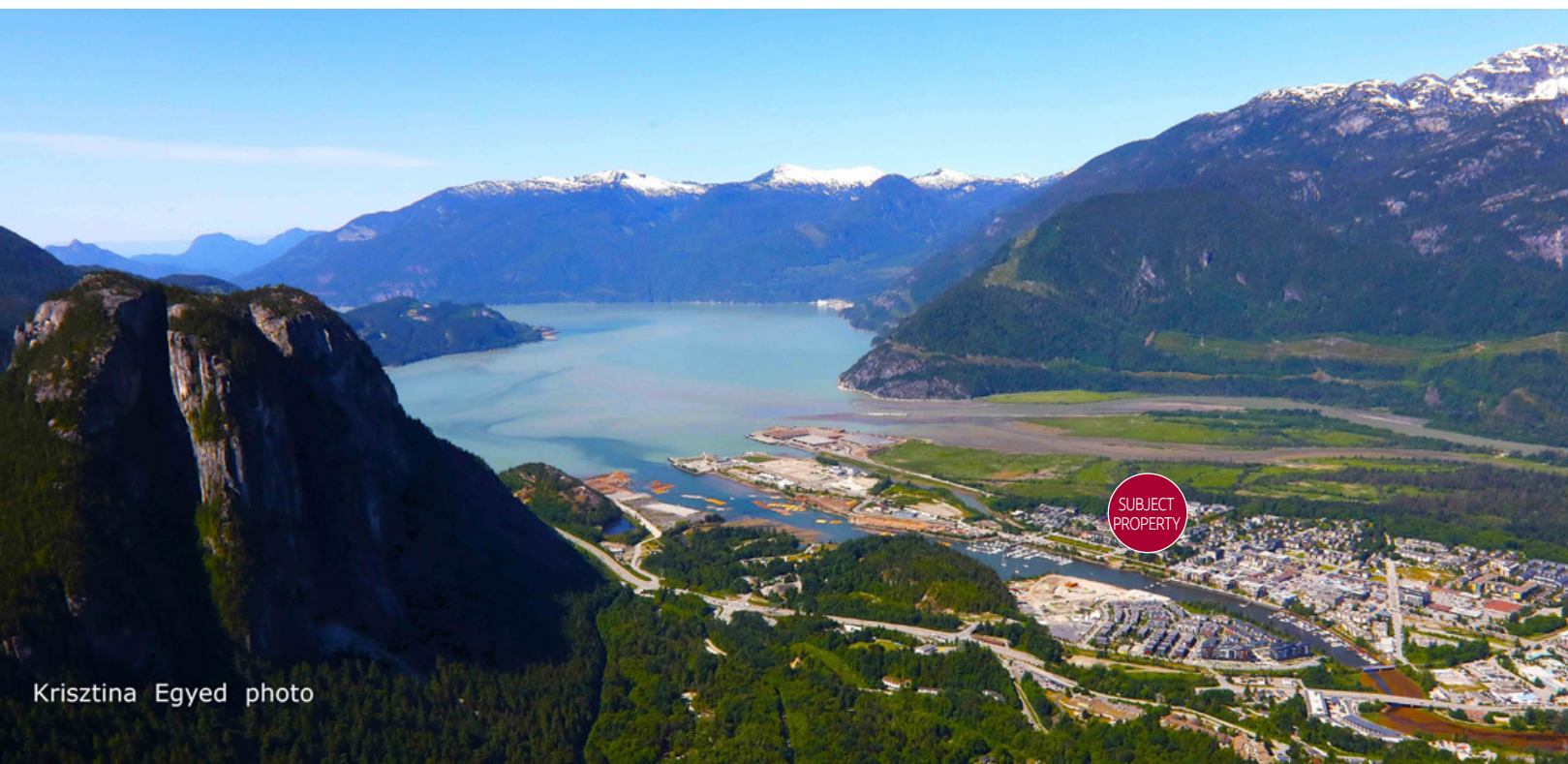
Showing Subject Property 37861 Third Avenue—Size 1.102 Acres—from North, South, East, and West in Squamish



Krisztina Egyed photo



Krisztina Egyed photo



Krisztina Egyed photo



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SUBJECT
PROPERTY

37861
Third Ave
Third Ave
1.102 Acres

Pond,
Estuary and
Trail Network
Bordering
Ocean

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COMMERCIAL

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