



1.4 Acre Lot in the Heart of Sunny Brackendale

41591 Government Road, Squamish, BC

Alan L. Johnson

Vice President | Unique Properties
alan.johnson@colliers.com
+1 604 671 0445

UNIQUE
PROPERTIES



Highlights

- The property offers the immediate potential of building a duplex or a single family home with a suite or carriage house
- Future potential exists for subdivision, or a rezone for higher density development
- Solid long term investment in Squamish

Zoning

R-2 zoning (Residential 2) is intended for low-density residential development, primarily allowing single-detached homes and duplexes on moderately sized lots. The zone typically supports family-oriented housing while permitting secondary uses such as suites or accessory buildings (e.g., garages or coach houses) under certain conditions. Regulations govern lot size, setbacks, building height, and density to maintain neighbourhood character and compatibility.



Salient Facts

Address 41591 Government Road, Squamish, BC

PID 014-978-105

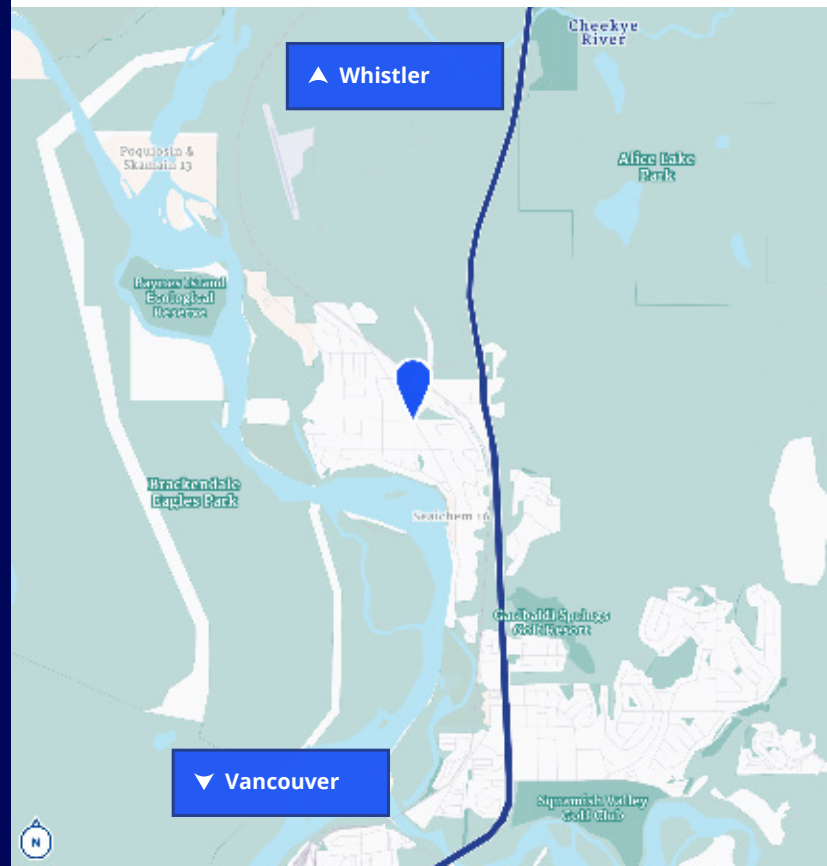
Legal Description LOT F (REFERENCE PLAN 1225), EXCEPT PORTIONS IN PLANS 9283 AND 10272, NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 14 AND OF THE NORTH EAST 1/4 OF SECTION 15 TOWNSHIP 50 GROUP 1 NEW WESTMINSTER DISTRICT

Current Zoning R-2

Lot Area 1.4 Acres

Gross Taxes \$7,545.72 (2025)

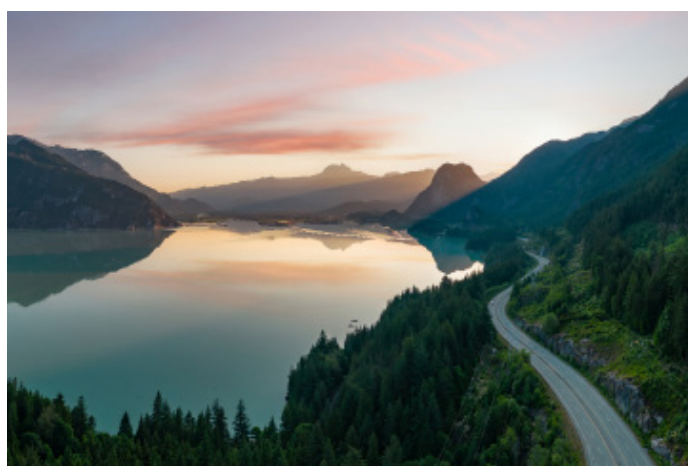
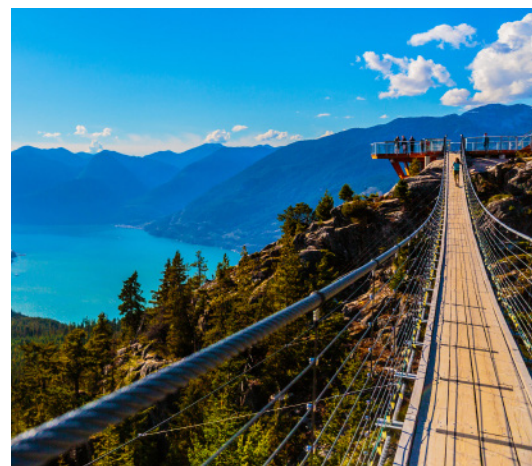
Listing Price \$2,250,000



Location

41591 Government Road is ideally situated in the heart of Squamish, one of British Columbia's fastest-growing and most desirable communities, positioned between Vancouver and Whistler along the scenic Sea-to-Sky Highway.

This central location offers convenient access to a full range of everyday amenities, including grocery stores, cafés, restaurants, schools, and healthcare services, while also being just minutes from Squamish's vibrant downtown core. Surrounded by stunning natural landscapes, the property benefits from immediate proximity to world-class outdoor recreation—hiking and biking trails, rock climbing in the iconic Stawamus Chief area, and water activities along Howe Sound. Its strategic setting provides an exceptional balance of small-town charm and accessibility, appealing to both residents and visitors seeking an active, lifestyle-oriented community with strong growth potential and connectivity to major employment and tourism hubs.





41591 Government Road, Squamish, BC

Alan L. Johnson

Vice President | Unique Properties
alan.johnson@colliers.com
+1 604 671 0445

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2026.

UNIQUE
PROPERTIES

