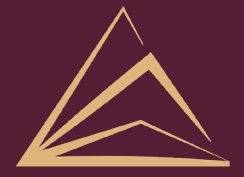




TOWNHOUSE DEVELOPMENT SITE SQUAMISH

1145 & 1155 Wilson Crescent
Squamish



PHOENIX
COMMERCIAL REALTY

Independently owned and operated

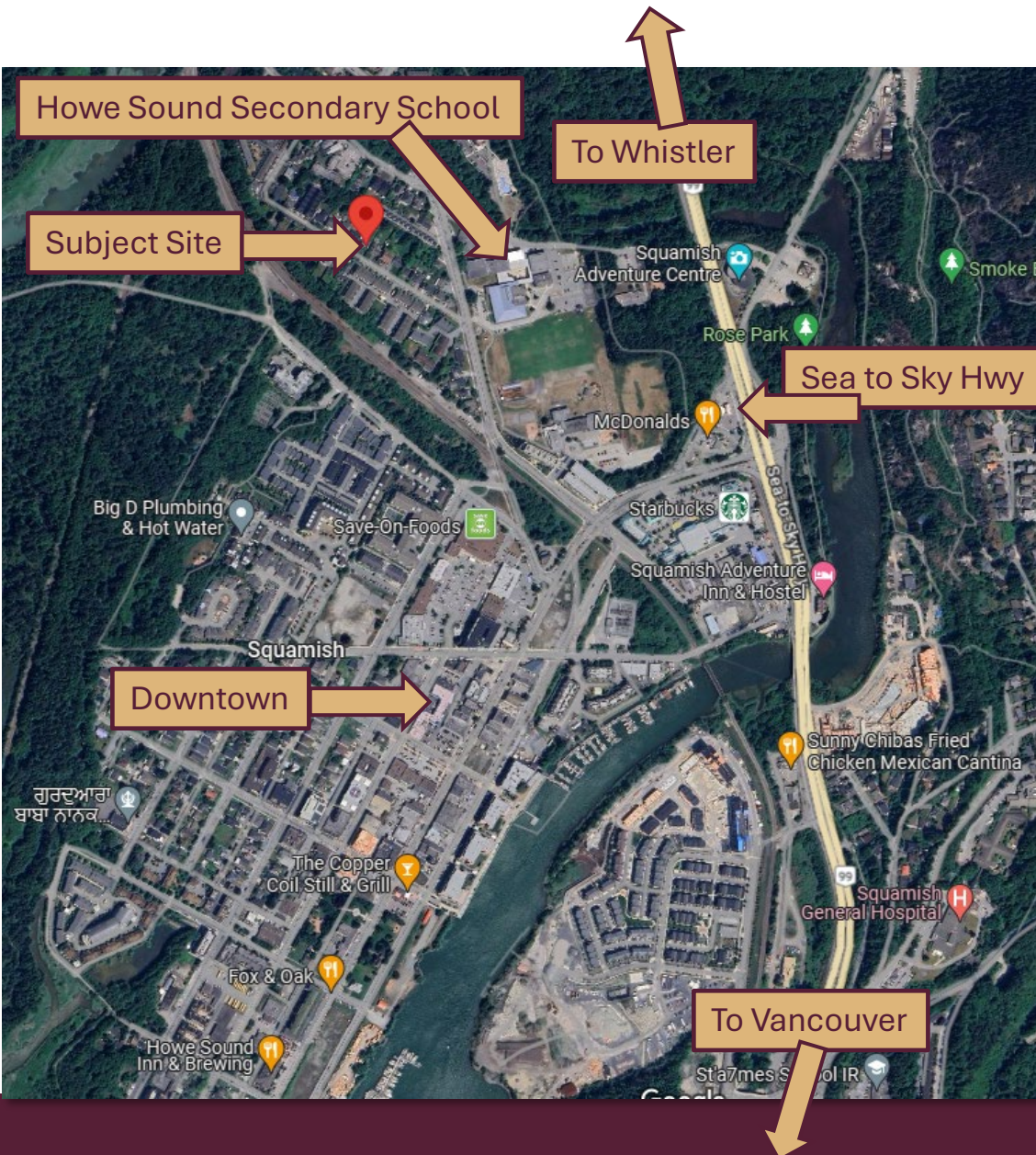
SUMMARY

Capitalise on Pre-Zoned Density in Squamish's Established Dentville Corridor

Located in the Dentville neighbourhood of Squamish, we are proud to present for sale this expansive 31,269 sq. ft. property offering a rare, pre-zoned and high-yield development opportunity.

With an ideal location just a 15-minute stroll from Downtown Squamish and a 4-minute walk to Howe Sound Secondary School, this site is perfectly positioned for family-oriented development.

Proven high demand area of Squamish!



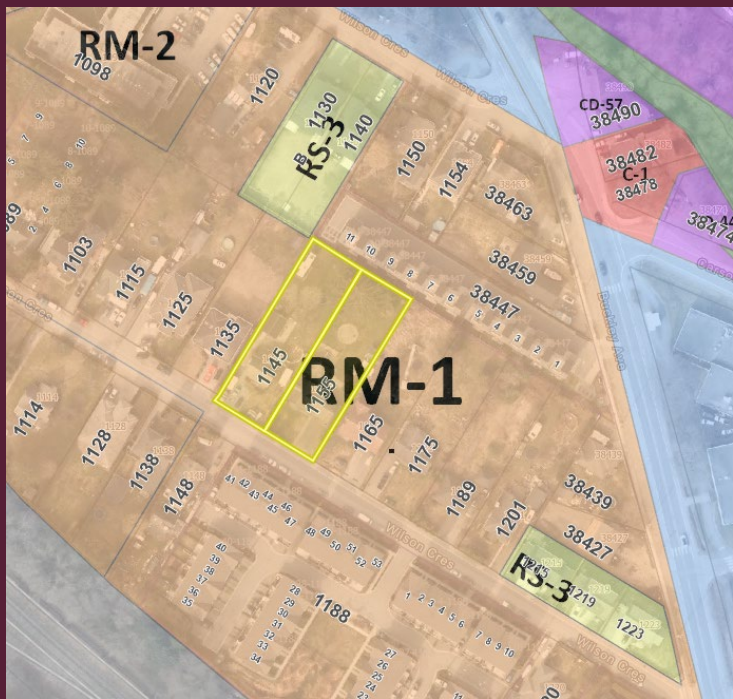
DEVELOPMENT DETAILS

Pre-zoned Advantage –
Speed to Market and risk mitigation

Time is always the most valuable asset in real estate development. This double-lot property is already pre-zoned as **RM-1 Multi Family Residential**.

This fundamentally alters the risk profile of your investment:

- **Zero Rezoning Risk:** Bypass the unpredictable, multi-year rezoning process, avoiding the associated holding costs, municipal red tape, and political uncertainty.
- **Holding Income:** While you prepare your Development Permit (DP) applications, the property currently features two tenanted homes generating a reliable holding income of \$6,590 per month.
- **Accelerated Timeline:** Advance directly to the DP and Building Permit (BP) stages, bringing your product to market and realizing returns significantly faster than competing unzoned parcels.



THE DETAILS

Address	Gross Site Size
1145 & 1155 Wilson Crescent, Squamish	31,269 sqft
Neighbourhood	Zoning
Dentville	RM-1 Multi Family Residential
FSR	Max Height
0.6	10.68m Principal Bldg
Principal Potential	Total Buildable
Townhouses	18,761 sqft

Price: \$3,300,000



PROVEN CORRIDOR

Neighbourhood Precedents

You are not pioneering density on Wilson Crescent; you are fulfilling an established municipal vision.

The immediate area has already set a strong precedent for multi-family townhome developments, guaranteeing community and council alignment:

1165 Wilson Crescent (Chickadee Lane):

Located directly next door, this successful 8-unit townhome project proves market viability and establishes the architectural rhythm of the street.



1165 Wilson

Unit #	SF	\$	\$/SF	Date
1	1,185	\$1,143,450	\$964.94	19-Aug-25
3	1,172	\$1,029,000	\$877.99	09-Sep-25
5	1,178	\$1,023,750	\$869.06	05-Sep-25
7	1,186	\$1,101,450	\$928.71	07-Aug-25
9	1,185	\$1,126,650	\$950.76	09-Jul-25
11	1,177	\$1,017,450	\$864.44	18-Aug-25
13	1,174	\$1,048,950	\$893.48	26-Aug-25
15	1,188	\$1,138,200	\$958.08	12-Sep-25

Source: BCA

Average \$913.50/BSF

PROVEN CORRIDOR

Neighbourhood Precedents

1103 Wilson Crescent

Development Permit
submitted November 2025
Status: Current

Lot Size: 16,989 sf
Proposed Development:

Townhouse Units:	8
Average sizes:	1,240sf
Proposed FAR:	0.58 (0.6 max)
Lot Coverage:	30.21% (33% max)
Building Height:	10.65m (10.68m max)
Unit Mix:	7 x 3 bed & 1 x 2 bed



STRATEGIC VISION:

20 "Missing Middle" Townhouses



For illustration purposes only! NOT to scale.

- Significant reduction in exterior cladding and finishing materials.
- Decreased building envelope perimeter, lowering insulation and framing costs.
- Streamlined mechanical and plumbing routing through the shared central walls.

The site's permitted FSR of 0.6 yields a generous 18,761 sq. ft. of total buildable area.

While neighboring precedents show 8-unit linear developments, this buildable allowance offers a highly lucrative, alternative approach:

The Compact Townhome Concept.

We propose a development of

20 well-appointed, 2-bedroom townhouse units, each approximately 900 - 925 sq. ft. Optimized Built-Form for Maximum Cost Savings

Instead of traditional linear townhomes, these 20 units can be configured as **two blocks of 10 units built back-to-back.**

By sharing a central demising wall (the "spine" of the building), developers realize massive cost efficiencies:

MARKET ANALYSIS

Filling the Squamish Affordability Gap

This 900 - 925 sq. ft., 2-bedroom townhome is explicitly designed to capture a massive, unfulfilled demographic in Squamish: young couples and small families who are actively being priced out of the traditional market.

Currently, buyers are caught between two extremes:

Condominiums: Often too small for growing families and lacking direct ground-level access.

Traditional Townhomes: Larger footprints that push end-user sale prices well over the **\$1.2M** threshold.

The Newport Landing Proof of Concept

We do not have to guess if this model works.

Look directly to **Newport Landing** in Squamish.

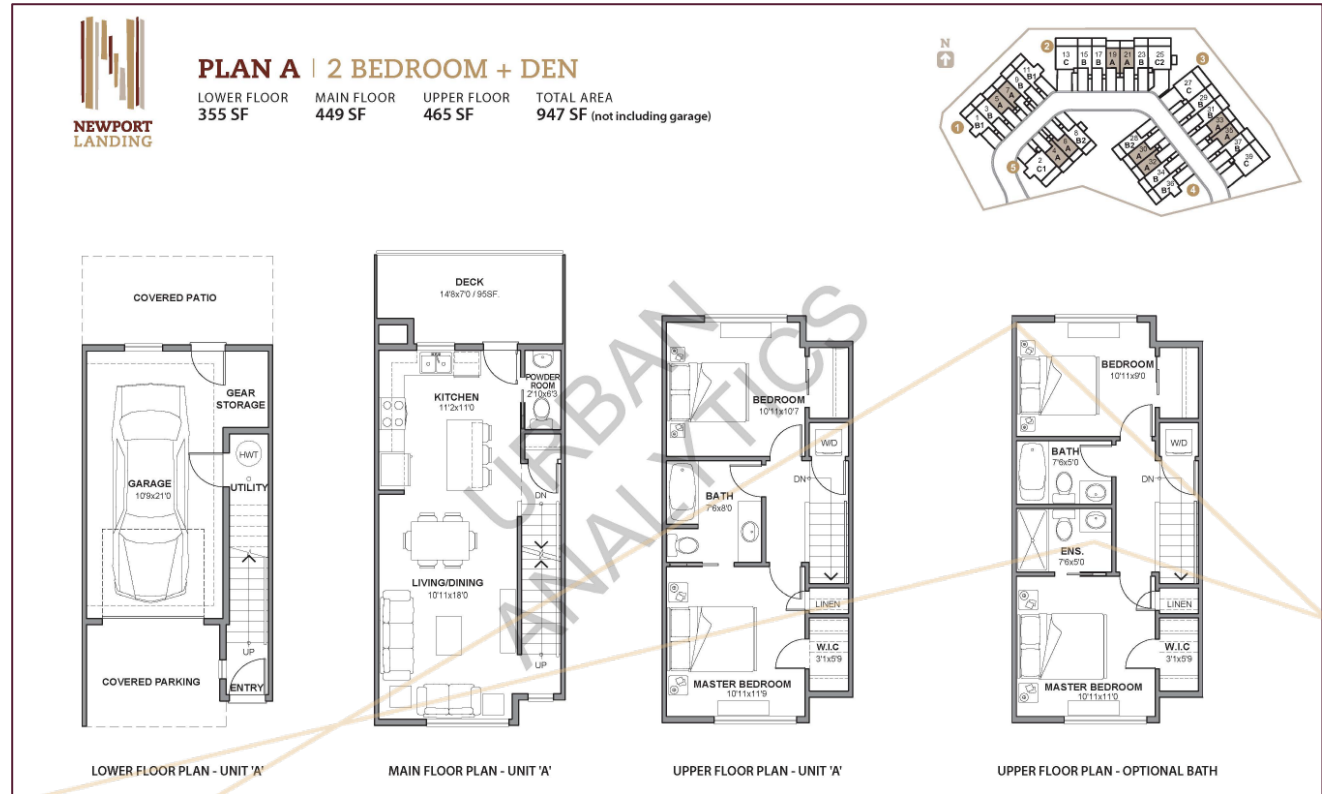
They are one of the only developments to offer this smaller-scale townhome product.

The result? These units sell incredibly quickly and consistently achieve top-of-market prices per square foot because they are the *only* option for buyers looking for this exact footprint.



The Financial Upside

By delivering a ~900 sq. ft. ground-oriented home, you provide a product at an accessible end-user price point that families can actually afford. Because of the extreme scarcity of this specific size, these units command a massive premium on a price-per-square-foot basis. Projections place sales for these missing-middle units at **\$925 to \$950 per sq. ft.**



CURRENT IMPROVEMENTS

Currently each of the properties has an older style 1.5 sty house, both with tenants and currently rented with a total income of some \$6,590/m.

The houses have been well maintained but are obviously nearing the end of their useful life.



SQUAMISH

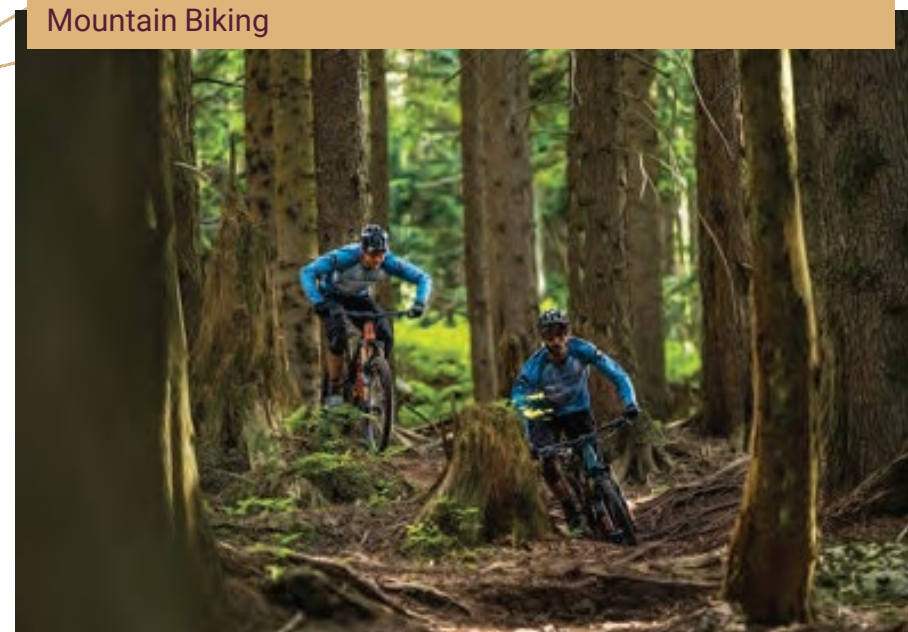
Squamish is a vibrant and picturesque town nestled in the heart of British Columbia, Canada. Situated at the northern end of the Howe Sound fjord, Squamish is surrounded by breathtaking natural beauty, with towering mountains, lush forests, and the sparkling waters of the sound. Known as the “Outdoor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



Climbing the Chief



Mountain Biking

Downtown Squamish



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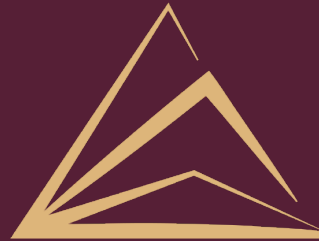
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