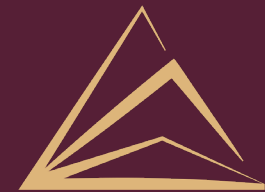




**Rare Mixed-Use Land
Development Opportunity
Live/Work**

39660 Government Rd
Squamish



**PHOENIX
COMMERCIAL REALTY**

SUMMARY



Phoenix Commercial Realty proudly presents this extremely rare and unique opportunity to be part of Squamish's next big growth hub in the MUD-1 (Mixed Use District) zoned community at the north end of Queens Way, combining industrial, commercial, and residential spaces in a visionary new subdivision.

Located at 39660 Government Road, the property has been subdivided into six bare land strata lots, offering flexibility for a broad range of mixed-use development or owner-user scenarios.

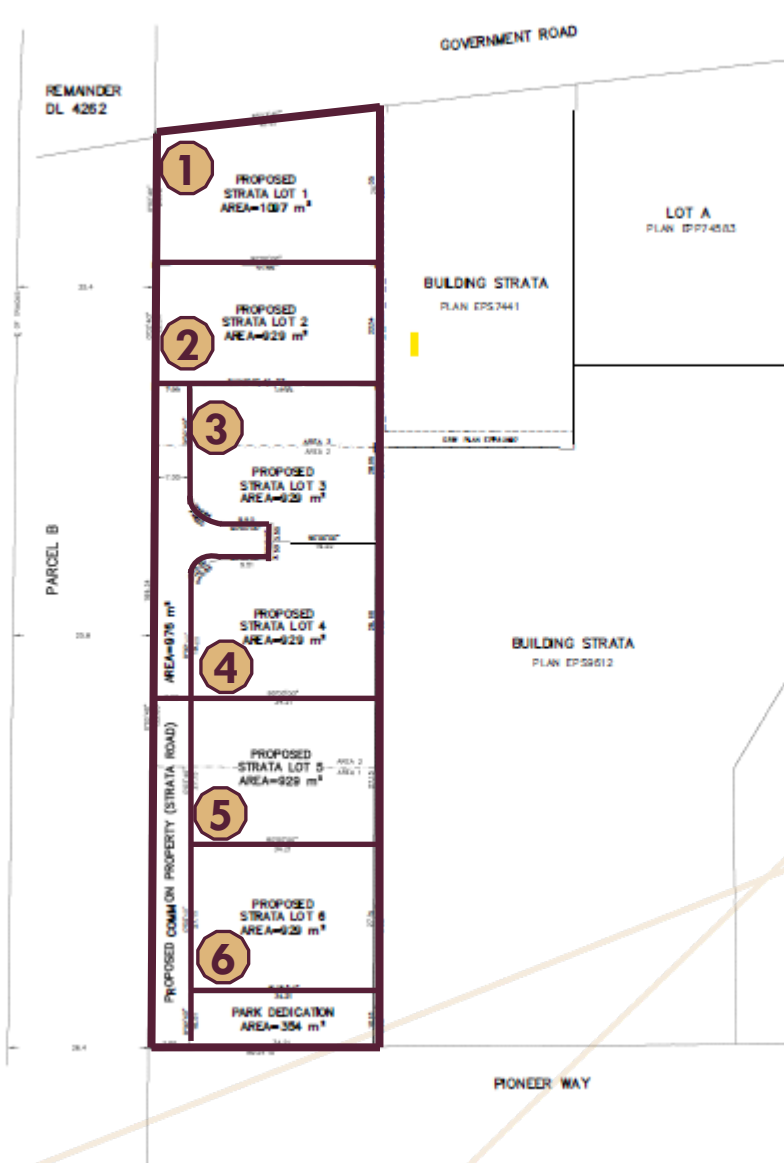
LOCATION



Spanning the full block from Government Road to Pioneer Way, with access to be available from both frontages, the site sits at the seam of the Squamish Business Park and established residential areas.

This connected, well-positioned setting offers quick access to the Sea-to-Sky (Highway 99) and short links to downtown, whilst the innovative MUD-1 zoning supports a wide range of mixed-use programs, from day-to-day business operations to live/work and neighbourhood-serving uses.

PROPERTY OVERVIEW



THE DETAILS

Land Sizes

List Price

1	11,808 sf	\$1,275,000
2	10,000 sf	\$ 950,000
3	10,000 sf	\$ 850,000
4	10,000 sf	\$ 850,000
5	10,000 sf	\$ 800,000
6	10,000 sf	\$ 800,000

Principal Usage
Redevelopment site
Live/Work

Zoning
MUD-1 (Mixed Use District)

Address
39660 Government
Road, Squamish

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ZONING

Y = Permitted

N = Not permitted

L2 = Permitted on second storey only

L3 = Permitted on third storey or above

B = Density bonus available

*Commercial L2 uses include mezzanine floor

Use category	Area 1	Area 2	Area 3
Alcoholic beverage manufacturing	Y	Y	Y
Apartment dwelling subject to 39D.6	N	L3 B	L3 B
Business service establishment	L2	L2	L2
Building supply outlet	Y	Y	N
Neighbourhood commercial	N	N	Y
Artisan	Y	Y	Y
Business and professional office, major	N	N	L2
Business and professional office, minor	L2	L2	L2
High technology	Y	Y	N
Indoor food production	Y	Y	Y
Indoor recreation	L2	Y	Y
Small scale manufacturing	Y	Y	N
Light industrial subject to 39D.12	Y	N	N
Live-work unit subject to 39D.6	L2 B, L3	L2 B, L3 B	L2 B, L3 B
Personal service establishment	N	L2	L2
Research and development	Y	Y	Y
Wholesale	Y	Y	N
Short-term rental accommodation, subject to Section 4.46 (Bylaw 2695, 2019)	Y	Y	Y
Accessory uses	Y	Y	Y
Accessory retail sales	Y	Y	N

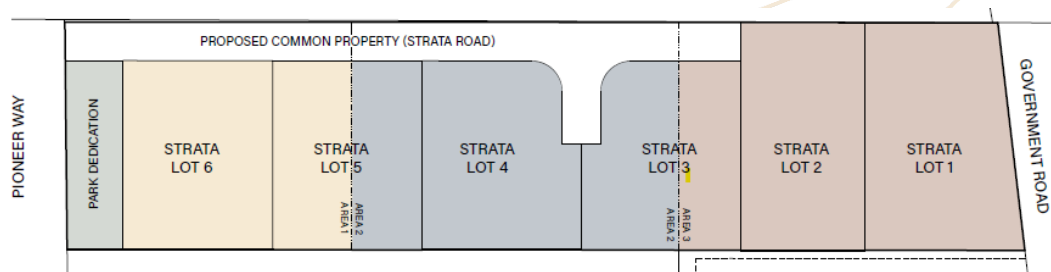
Source: District of Squamish Zoning Bylaw No. 2200, 2011.

MIXED USE DISTRICT (MUD-1) ZONING

The intent of this zone is to accommodate a mixture of light industrial (production, distribution and repair), office, limited commercial and multi-unit residential.

Maximum lot coverage: 75%

Maximum building height: 17 metres



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PHOTOGRAPHS

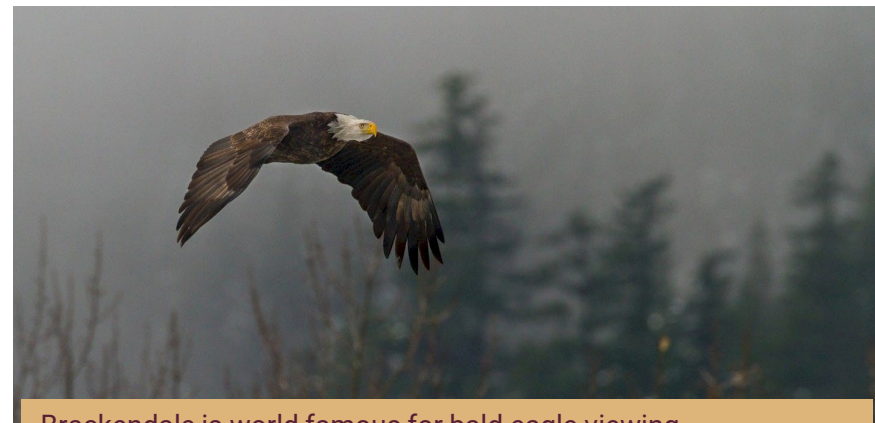


SQUAMISH

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.

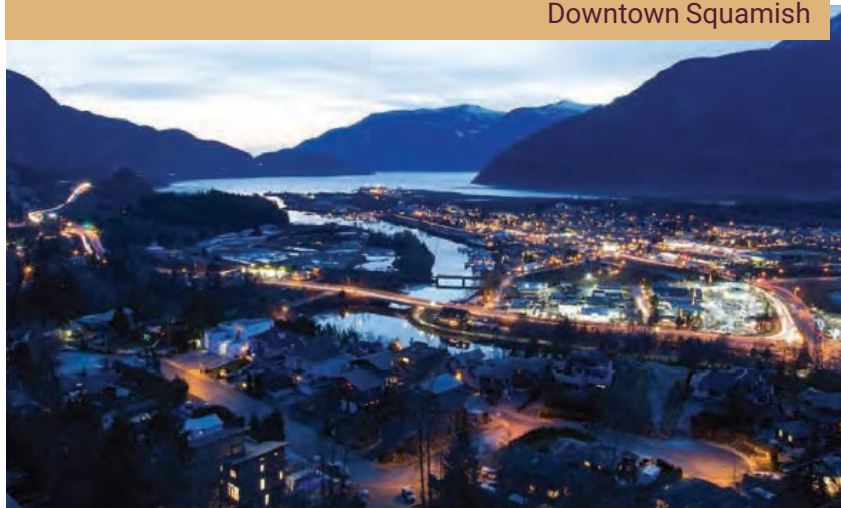
The Stawamus Chief, a massive granite monolith, is a renowned destination for climbers of all levels. Hiking and mountain biking are also popular pursuits, with numerous trails catering to different skill levels and offering stunning views of the surrounding landscapes.



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



MIKE GUINAN-BROWNE *PREC**

Principal & Managing Broker

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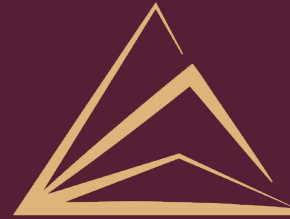
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