

FOR SALE

1450 Highway 99 Squamish, BC

**4.3 ACRE COMMERCIAL DEVELOPMENT SITE
ON THE SEA-TO-SKY HIGHWAY #99**

CASEY WEEKS PERSONAL REAL ESTATE CORPORATION | 604 661 0811
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HIGHLIGHTS

- › Immediately adjacent to Waterfront Landing with 986 homes under development
- › Exceptional exposure to the Sea-to-Sky Highway #99
- › Holding income while pursuing redevelopment
- › Flexible Industrial Business use supported under the Official Community Plan
- › Current permitted uses include automobile oriented commercial, beverage manufacturing, high-tech, rec-tech and limited office/service uses

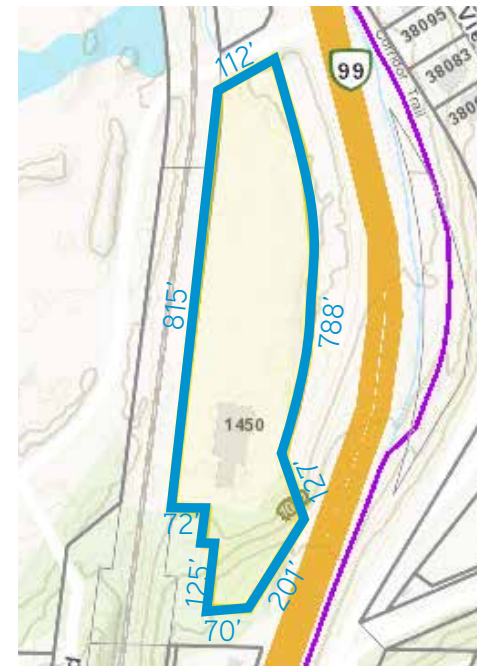


Colliers International
200 Granville Street | 19th Floor
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The vision for Squamish 2040 is to be a vibrant, inclusive, connected coastal mountain community with a big heart and small town spirit.

Site Specifications

Civic Address	1450 Highway 99, Squamish, BC
Legal Address	Lot A, Block A B & C, Plan VAP18119, District Lot 486; PID: 003-918-726
Site Area	189,051 SF (4.34 acres)
Location	Southwest corner of the intersection of Highway #99 and Mill Road
Frontage	Approx. 330 metres of highway frontage
Current Zoning	I-1 Light Industrial
Future Land Use	Industrial Business OCP Designation
Improvements	Light industrial building and dry goods silo-style building converted for residential/office use
Gross Taxes (2017)	\$46,194.97



*All measurements in this document are approximate only and need to be confirmed as required.



Exceptional exposure to the Sea-to-Sky Highway #99

Current I-1 Light Industrial Zoning

Permitted uses include: automobile oriented commercial, alcoholic beverage manufacturing, building supply outlets, business and professional office (some restrictions apply), fitness centre, pet grooming, heavy equipment sales, industrial fuel installation, indoor recreation, light industrial, motor vehicle repair shops, nurseries, restaurant (some restrictions apply), trade contractor facilities - including logging contractors.

Future Land Use Designation

The intent of the Industrial Business use designated in the OCP is to permit development of an industrial business park containing a mix of light industrial uses, high technology and research and development activity, including 'Rec-Tech', as well as ancillary limited office and services uses undertaken in enclosed buildings having a high standard of design.

Prospective Purchasers

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor. After signing a Confidentiality Agreement (CA), qualified interested parties will be provided a Detailed Information Package ("DIP").

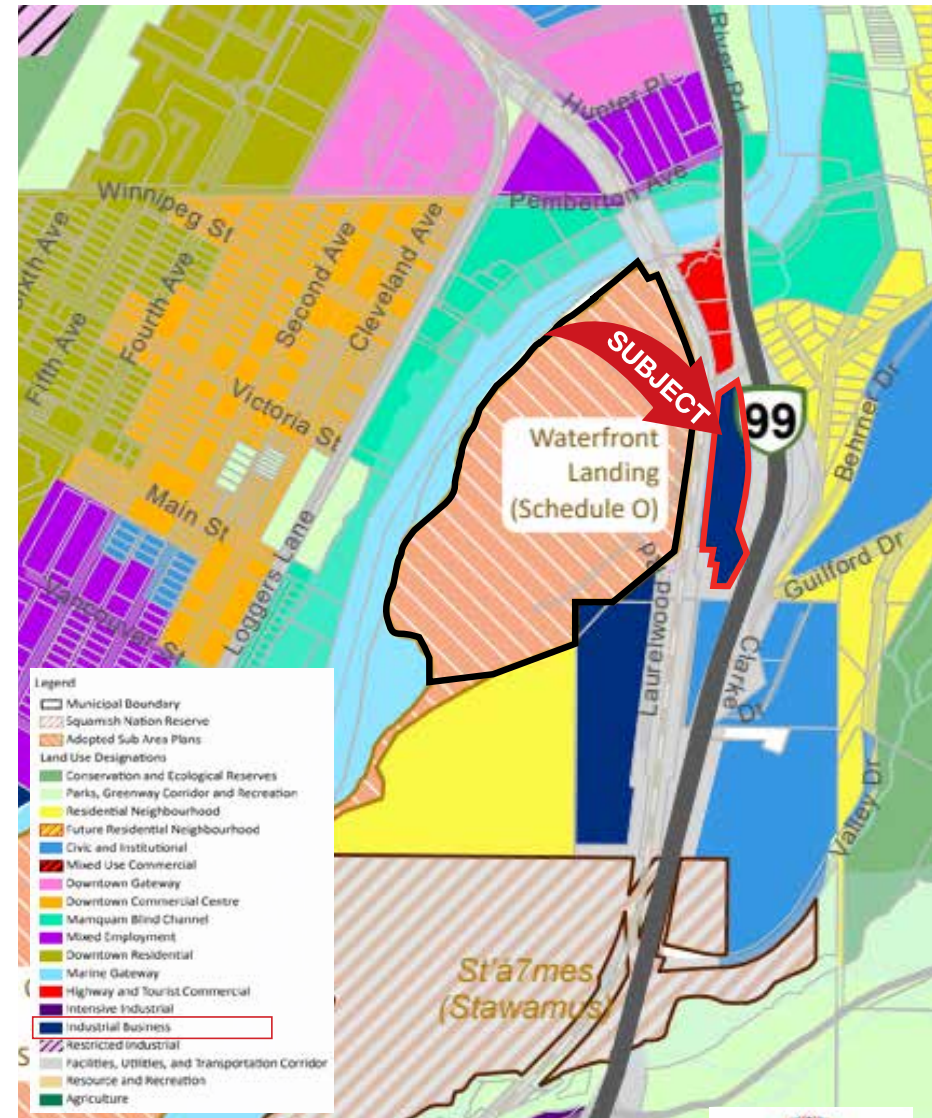
ASKING PRICE: \$5,250,000

Waterfront Landing by Bosa Development



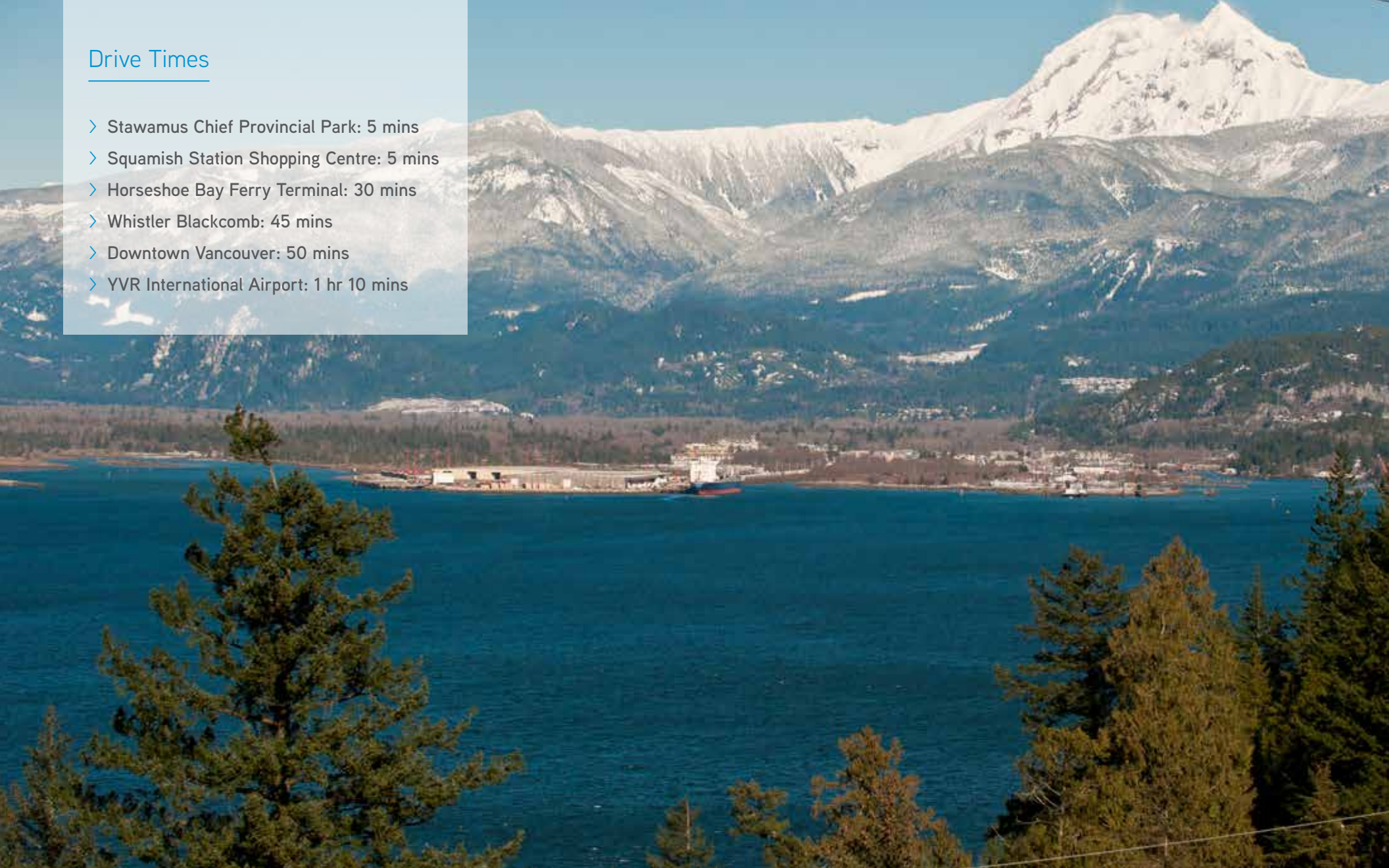
Waterfront Landing is a 53-acre development to be located at the mouth of the Mamquam Blind Channel in downtown Squamish will include 804-965 townhomes and apartments plus commercial/retail and public parkland areas. Waterfront Landing will connect to downtown Squamish via a pedestrian footbridge.

Squamish Official Community Plan



Drive Times

- › Stawamus Chief Provincial Park: 5 mins
- › Squamish Station Shopping Centre: 5 mins
- › Horseshoe Bay Ferry Terminal: 30 mins
- › Whistler Blackcomb: 45 mins
- › Downtown Vancouver: 50 mins
- › YVR International Airport: 1 hr 10 mins



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