



Amaji<sup>2</sup>  
BOUTIQUE  
RESIDENCES

## RETAIL UNITS FOR SALE

38041 SECOND AVE. SQUAMISH BC

- 2 ground floor retail units
- High profile location in a Class AAA luxury building
- Includes parking, indiv. hvac units and patio spaces

CRU 1 - \$2,544,000

CRU 2 - \$1,427,000



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*Shaun*  
GREENAWAY

ANGELL & HASMAN  
ASSOCIATES

Amaji II Squamish is a new mixed-use development in a central location in downtown Squamish offering retail units from 1,189 to 2,120 square feet. Completed in fall/winter 2025 with high quality concrete construction, excellent access and transportation logistics, excellent neighbourhood anchors and a functional base unit demise make for a great opportunity to invest into this tight commercial market.

## BUILDING SPECIFICATIONS

- Concrete construction
- Store fronts with aluminum frame man doors and double glazed windows
- Tempered glass and concrete canopies and architectural design elements
- Fascia signage options
- Finished and sealed concrete floors
- 200A 208/120V 3 phase electrical panel
- Exit signs and interior/exterior security lighting
- Telus service conduits to each unit
- Full height, fire rated and insulated partitions
- Fully sprinklered fire protection system with fire alarm
- HVAC installed in all commercial units
- 1 dedicated parking stall per unit
- Bike wash & EV charge station
- STEP 3 Energy Code

## ZONING

(C-4) Mixed-Use zoning includes a variety of uses including but not limited to; arts and culture, business and professional offices, childcare, school, assembly, restaurant, hostel, fitness centre, entertainment.

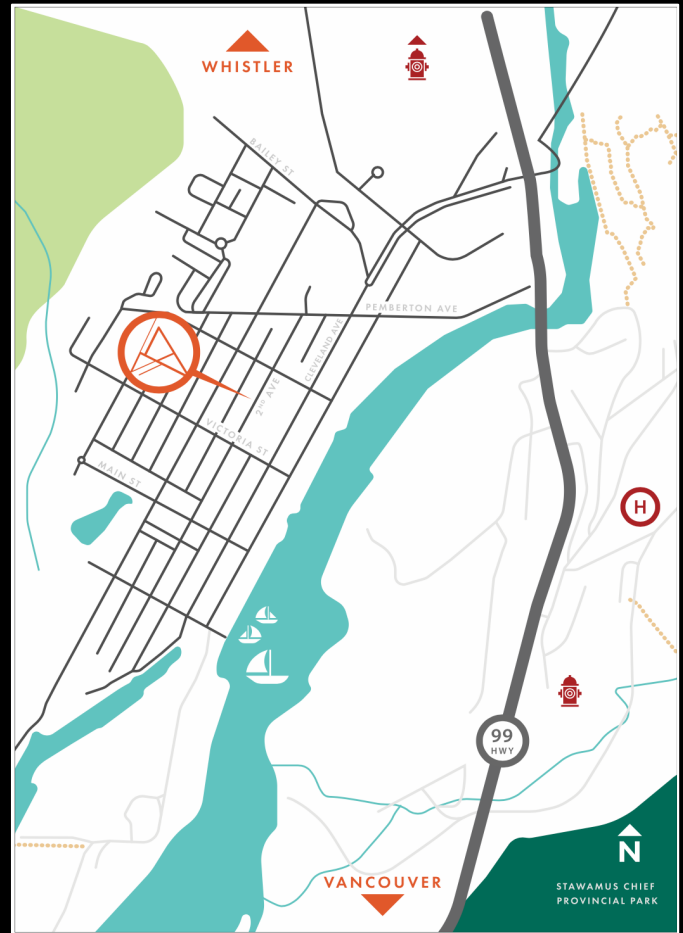
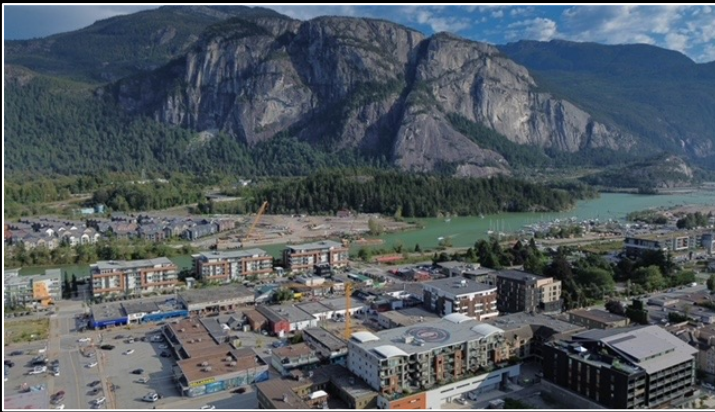


\*\*E. & O.E: Although believed to be correct, neither the company nor Shaun Greenaway Personal Real Estate Corporation warrants or guarantees the accuracy of the above information and any buyers of the property need to conduct their own due diligence to verify the accuracy of the above information and property details.



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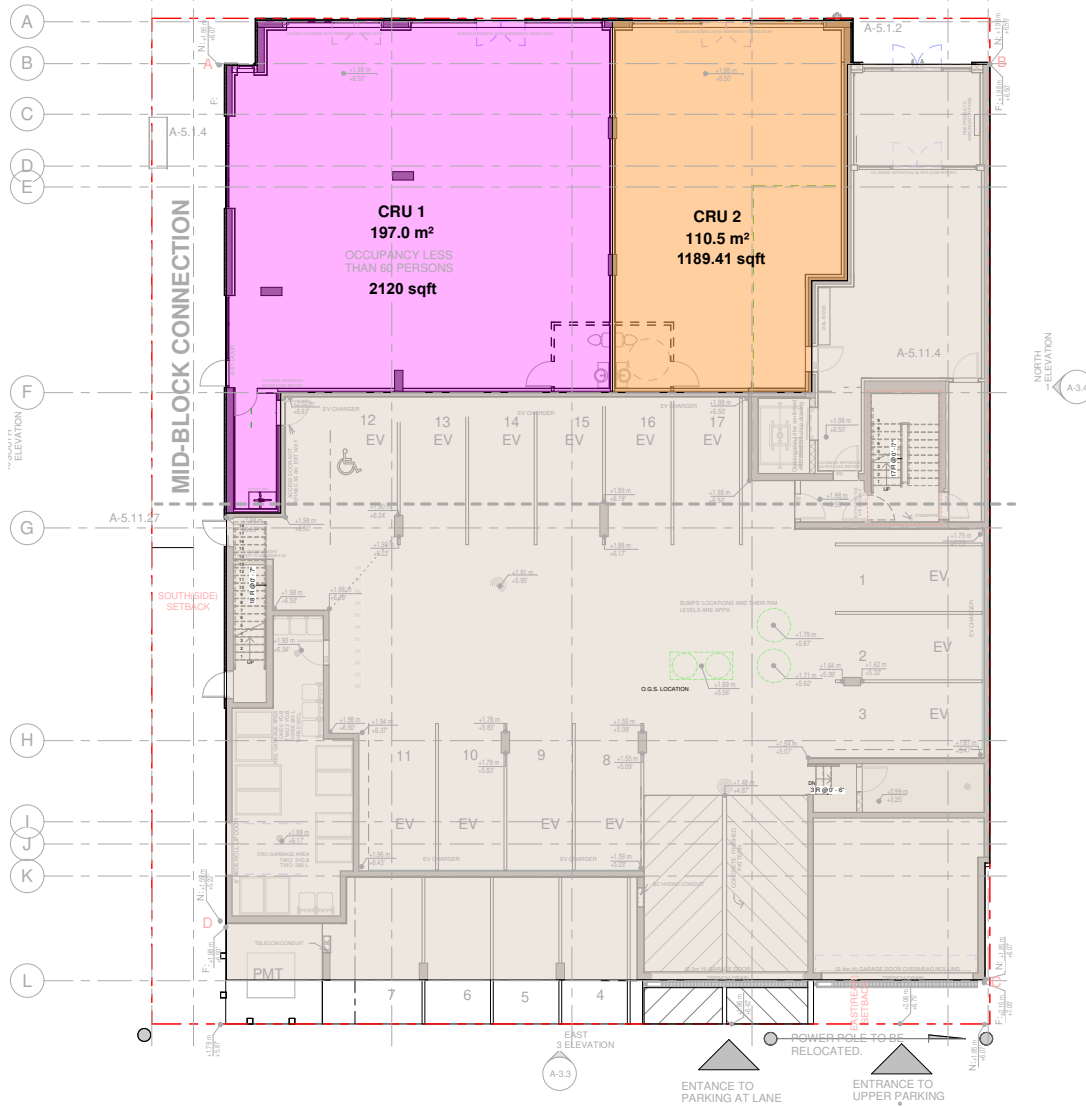
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