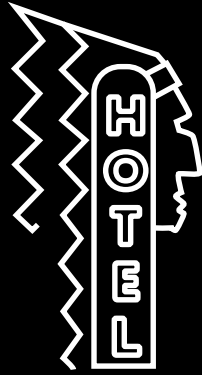
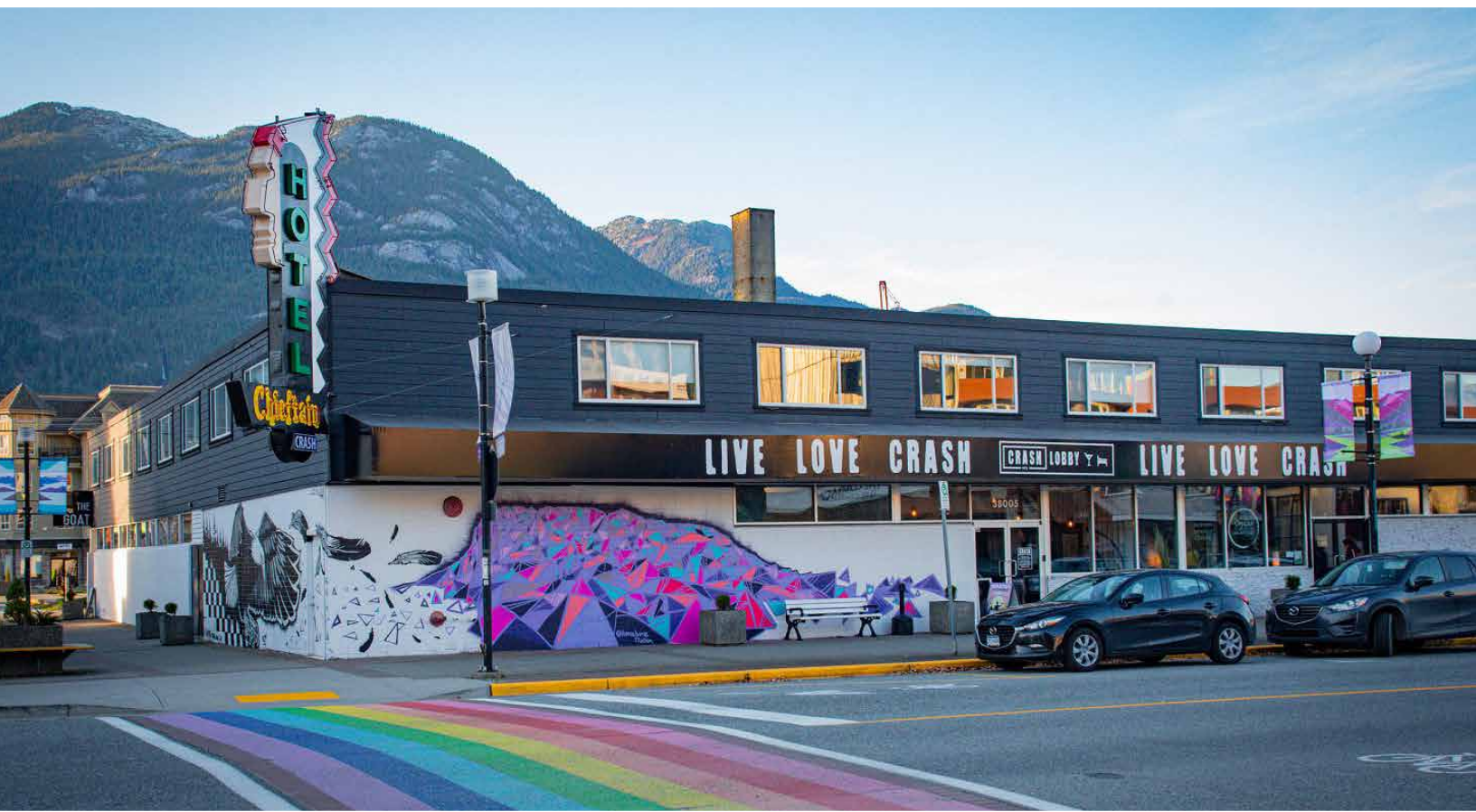


FOR SALE



The Chieftain & Crash Hotel

Squamish, BC



A remarkable investment opportunity where adventure meets strong proven returns. Featuring 27 uniquely designed hotel rooms and 4 leased commercial retail units, this property delivers strong cash flow from a prime downtown Squamish location.

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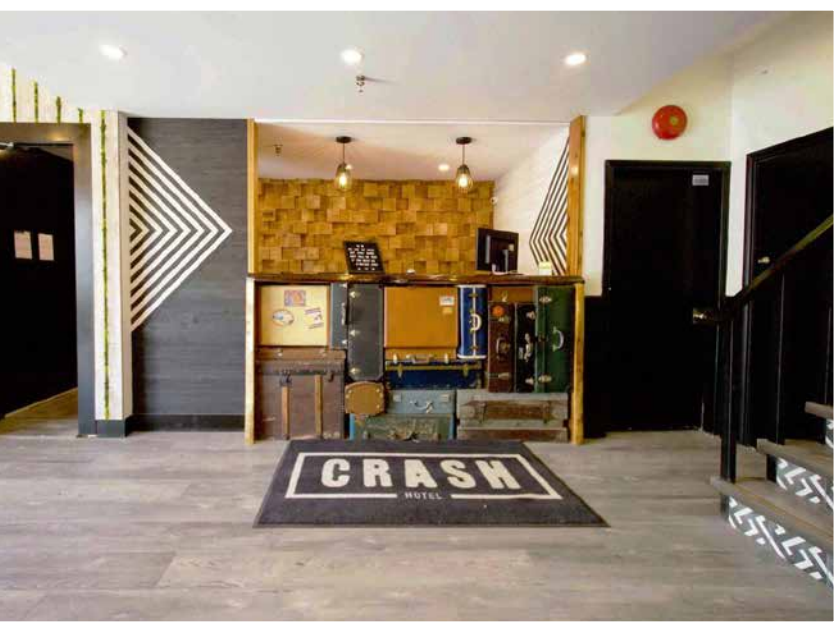


Opportunity

Avison Young is pleased to present The Chieftain in Squamish — a rare opportunity to acquire a landmark mixed-use hospitality asset prominently situated in the heart of Downtown Squamish.

The offering includes 27 hotel rooms currently operating as Crash Hotel, a boutique accommodation concept housed within a character-rich building that has long stood as a cornerstone of the community. The Hotel is being offered unencumbered by brand and management offering investment flexibility. The property also features four tenanted commercial units generating strong in-place income, with value-add opportunities and long-term redevelopment potential.

This is a unique opportunity for investors and operators to secure a legacy asset in one of British Columbia’s fastest-growing markets — a community defined by its adventure-driven spirit, deep-rooted history, and unparalleled access to the Sea-to-Sky corridor.



PROPERTY SUMMARY

MUNICIPAL ADDRESS

38005 Cleveland Avenue, Squamish, BC

PID(S)

012-023-019; 012-023-035; 012-023-051; 012-023-060; 012-023-078

LEGAL DESCRIPTION

Lot 1, 2, 3, 4 & 5 Block 2, District Lot 486, Group 1, New Westminster District, Plan VAP3960

LOT SIZE

15,000 sf

ZONING

C4 Commercial

OCP

Downtown Commercial Centre

TOTAL NET AREA

20,691 sf

FINANCING

Treat as clear title

STABILIZED NET OPERATING INCOME

\$600,449

PRICING GUIDANCE

Total: \$12,000,000 (5.03% cap rate)

Hotel Component: \$4,600,000 (6.02% cap rate | \$170,370 per key)

Commercial Component: \$7,400,000 (4.42% cap rate)

FINAL APPRAISED VALUE (2025):

\$12,520,000 (Branwell & Associates)

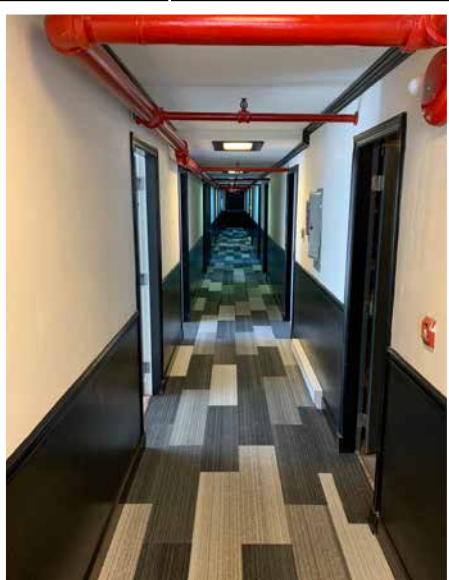
OWNERSHIP STATUS

Held in a bare trust. Opportunity to save on property transfer tax (~\$338,000)



Investment Highlights

- ♦ **Landmark Downtown Location** – Ideally positioned in the commercial core of Squamish, the property offers exceptional visibility, walkability, and proximity to key downtown amenities. The new SEAandSKY Pedestrian Bridge—currently under construction as part of a community amenity contribution by Bosa Properties and Kingswood Properties—will further enhance connectivity, linking Victoria Street, directly in front of The Chieftain, across the Mamquam Blind Channel to Waterfront Landing Park.
- ♦ **Established Hospitality Operation** – The Crash Hotel provides a proven boutique accommodation platform with growth business model that operationally benefits from a low-staff resulting in strong profits. Additionally, the hotel experiences non-seasonal demand that benefits from film crews, corporate retreats, mountain guides, growing local events and more. The Crash Hotel portion of the offering is offered with potential for brand licensing & management, or unencumbered for investment flexibility.
- ♦ **Thriving Year-Round Tourism:** With roughly 1.2 million visitors passing through the Sea-to-Sky corridor each year, Squamish benefits from a steady influx of tourists drawn to its world-class outdoor recreation — from summer climbing, hiking, and kiteboarding to winter skiing and snowshoeing in nearby Whistler. This consistent tourism base supports the hotel's ongoing performance and long-term growth, as one of only four hotels located in downtown Squamish.
- ♦ **Diverse Income Streams** – Four ground-floor commercial tenants generate stable cash flow and complement the property's mixed-use character.
- ♦ **Liquor Licenses** – two primary liquor licenses included with the Property. Licenses in Squamish are incredibly valuable given limited issuance in this multiplicity.
- ♦ **Value-Add & Redevelopment Upside** – The Property's flexible C4 zoning and prime downtown Squamish location offer meaningful value-add and redevelopment potential, including opportunities for future expansion, repositioning, or comprehensive redevelopment. Additionally, airspace and vertical expansion rights allow for potential densification up to 4-5 storeys, accommodating future uses such as additional hotel rooms, residential units, or micro-suites. The rooftop lounge and central location also create compelling event and activation potential, positioning the asset as a true community hub for a lifestyle or adventure-brand operator seeking to capitalize on Squamish's vibrant downtown energy.
- ♦ **Dynamic Growth Market** – Squamish is one of B.C.'s fastest-growing communities, attracting residents, visitors, and businesses drawn by its adventure-oriented lifestyle and strategic location between Vancouver and Whistler.



The Legacy of The Chieftain

Since opening its doors in 1958, the Chieftain Hotel has stood as a landmark of downtown Squamish, reflecting the community's evolution from a resource-based town to a thriving adventure destination. Built on a site that has welcomed travellers since the early 1900s, the Chieftain rose following the loss of the original Newport Hotel and quickly became a social hub for loggers, rail workers, and visitors alike. Its debut coincided with the opening of the Sea-to-Sky Highway, positioning it as a gateway stop for travellers between Vancouver and Whistler. Over the decades, the Chieftain's heritage architecture and iconic neon sign have become fixtures of the local streetscape. In 2019, the building was thoughtfully revitalized as the Crash Hotel Squamish, blending historic charm with modern boutique hospitality. Today, the Chieftain remains a symbol of Squamish's character and transformation, anchoring its downtown core with enduring presence and cultural legacy.

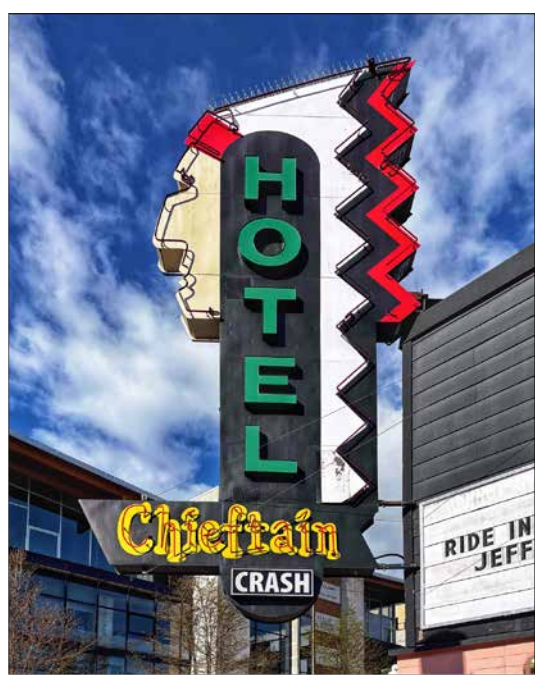


Image credit: ghostsigns_etcetera



Image credit : <https://squamish.crashhotel.com/>



Crash Hotel Squamish

Crash Hotel offers a distinctive blend of boutique comfort and youthful energy, making it a popular choice among travelers seeking a vibrant, centrally located stay. The Hotel features 27 uniquely designed guest rooms, including options with mountain views, kitchenettes, and family-friendly layouts. Each room is equipped with air conditioning, flat-screen TVs, minibars, free Wi-Fi, and is pet-friendly, catering to a broad range of travelers.

Amenities include a rooftop lounge, bar/lounge, ski storage, and a digital check-in system, all of which enhance guest convenience and support premium visitor experience. The hotel's prime location provides immediate access to downtown shopping, dining, parks, and major outdoor attractions, including the Stawamus Chief and Sea to Sky Gondola.

Crash Hotel enjoys strong online ratings and a loyal customer base, consistently praised for its central location, cleanliness, and attentive service. On Booking.com, the property holds a "Very Good" rating of 8.1/10, with particular accolades for comfort and cleanliness, while Expedia reviews highlight the staff's helpfulness and the property's convenience. This combination of style, service, and location positions Crash Hotel as a compelling investment in Squamish's dynamic hospitality market.

The Crash Hotel component of this offering presents the opportunity for a brand licensing and management agreement with the current ownership, or can be delivered unencumbered to provide maximum purchaser flexibility. Contact listing agents for further details.



Dog Friendly



Baggage Storage



Air Conditioning



Contactless Check-in



Concierge



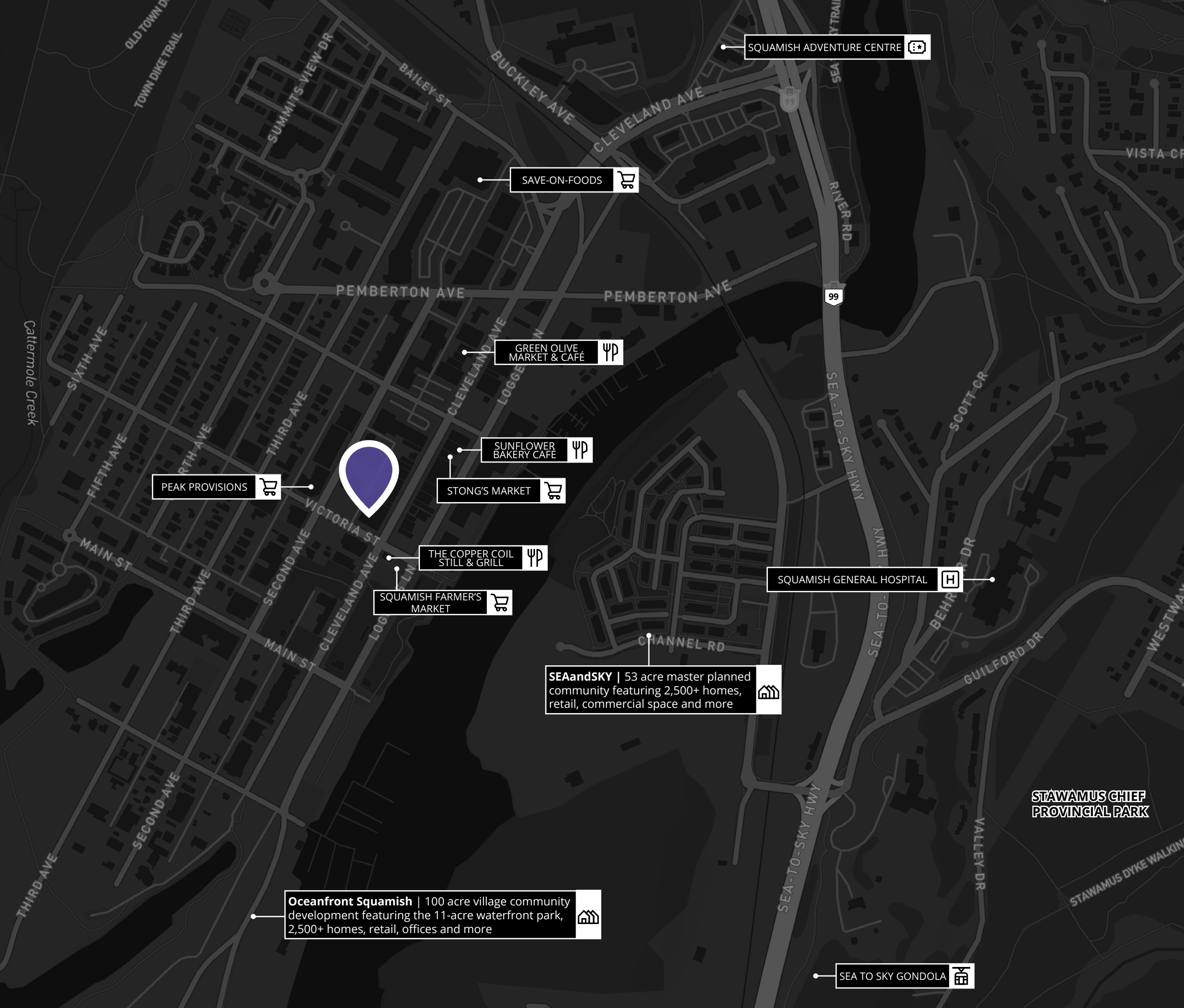
Rooftop Lounge



Wifi



24-hour Check-in



Location Overview

Situated in the heart of downtown Squamish, The Chieftain offers unparalleled access to a vibrant mix of urban amenities and outdoor recreation. The property is steps away from essential services such as grocery stores, cafés, restaurants, and the Squamish Public Library, making daily errands convenient for residents. Nearby parks like Smoke Bluffs Park and Miyíw'ts Park enhance the area's appeal, providing green spaces for relaxation and outdoor activities. The SEAandSKY Pedestrian Bridge, currently under construction, will further connect the downtown core to the SEAandSKY community, promoting walkability and reducing reliance on vehicles.

For families, the proximity to schools such as Squamish Elementary and Howe Sound Secondary School adds to the area's desirability. The presence of healthcare facilities, fitness centers, and public transit options ensures that residents have access to essential services and transportation. Additionally, the area's tourism attractions, including the Sea to Sky Gondola and Stawamus Chief Provincial Park, draw visitors year-round, supporting a dynamic local economy. With ongoing infrastructure developments and a strong sense of community, The Chieftain stands as a prime location for investment and residential living in Squamish.



Travel time

Whistler: 49 mins (59 km)
Vancouver City Centre: 1 hr (64 km)



Walkscore

78
Very Walkable
Most errands can be accomplished on foot



Pedestrian bridge

Future SEAandSKY
Pedestrian Bridge
140 metres
2 minute walk

Offering Process

Avison Young has been retained to market the Property for sale. Offers will be evaluated based on a combination of factors, including the proposed purchase price, the purchaser's financial capability to complete the transaction, and the proposed timelines and conditions for closing.

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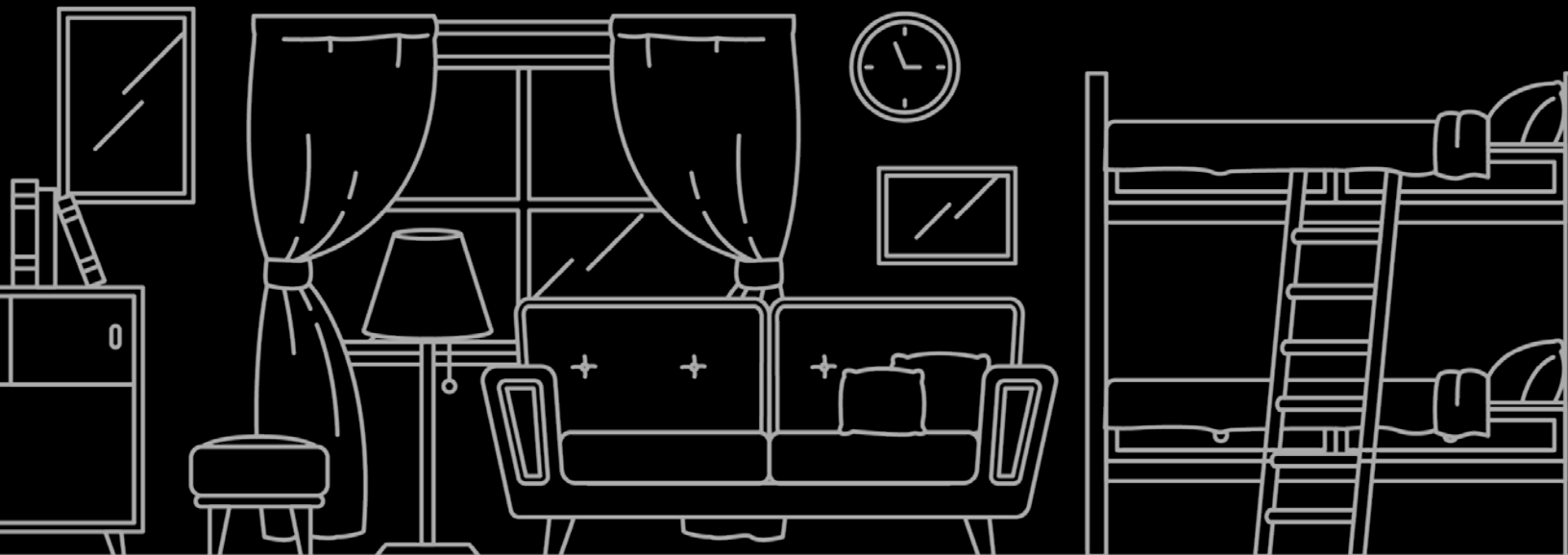
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