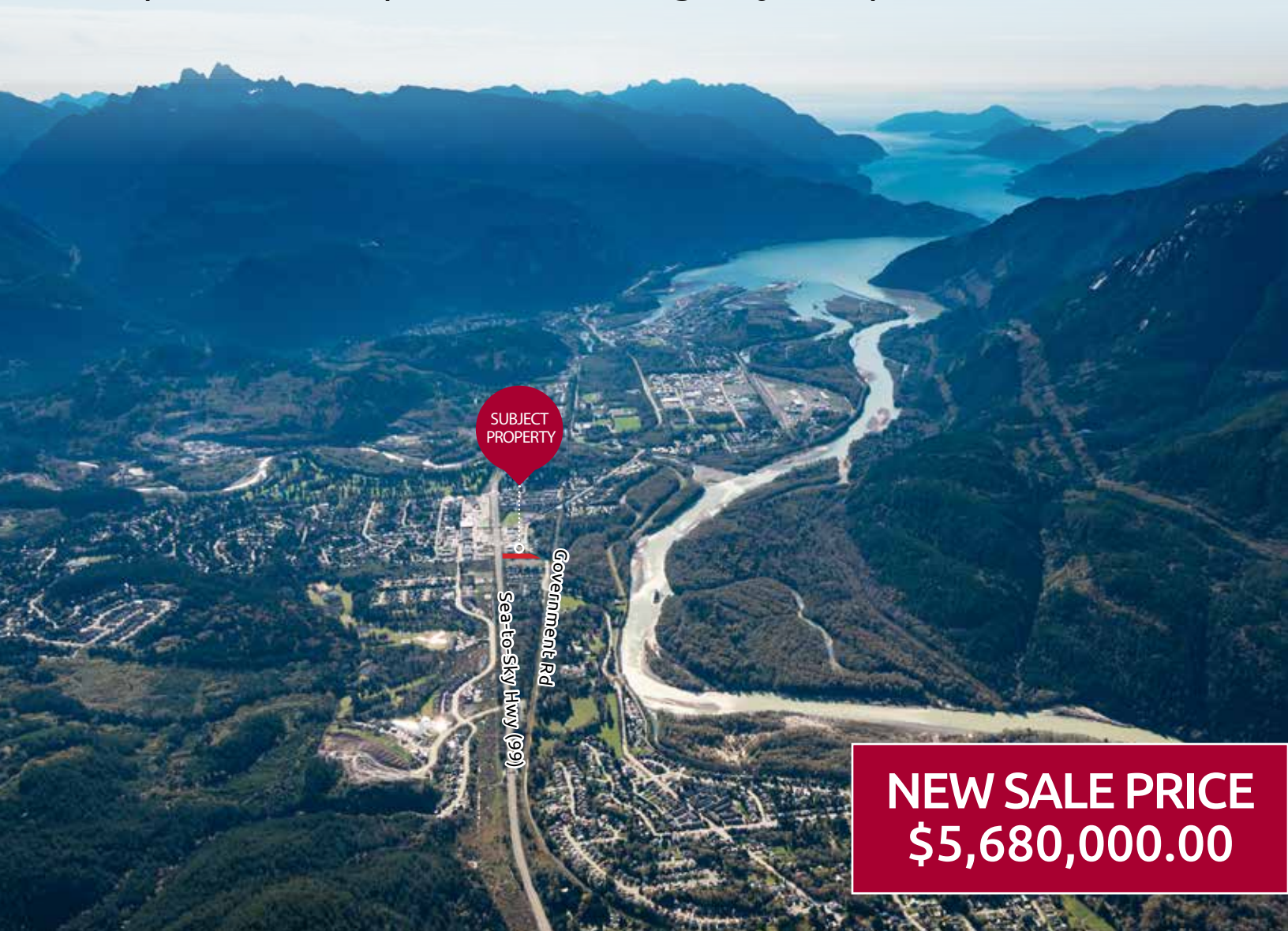


FOR SALE

40460 & 40468 GOVERNMENT ROAD

Squamish, BC

Squamish Development Site with Highway 99 Exposure



Mark Hagedorn

Personal Real Estate Corporation

604.786.7778

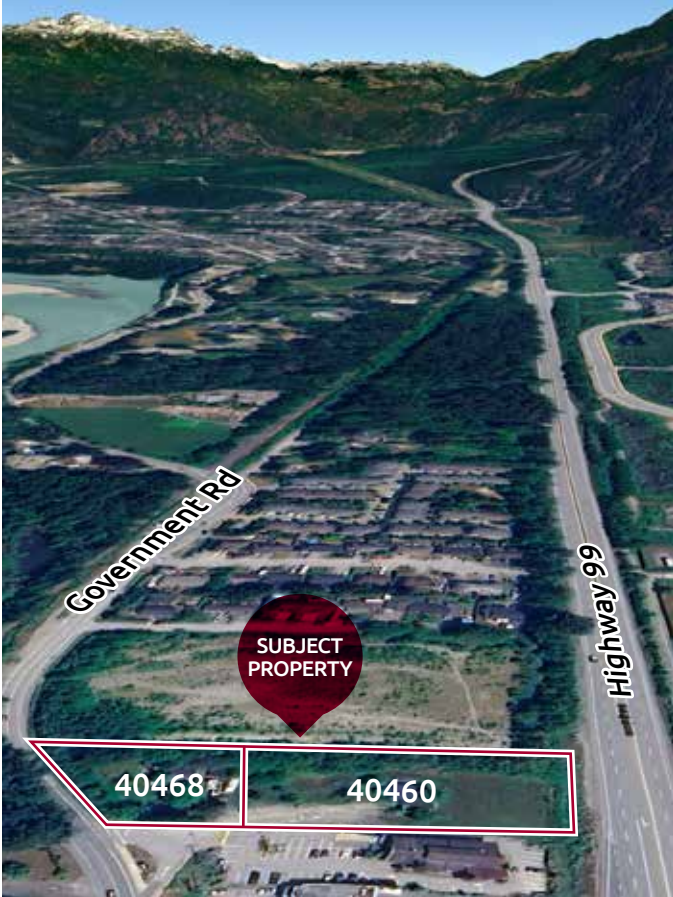
Mark.Hagedorn@macdonaldcommercial.com

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

Squamish
Development site
with Highway 99
Exposure



40460 & 40468 GOVERNMENT ROAD

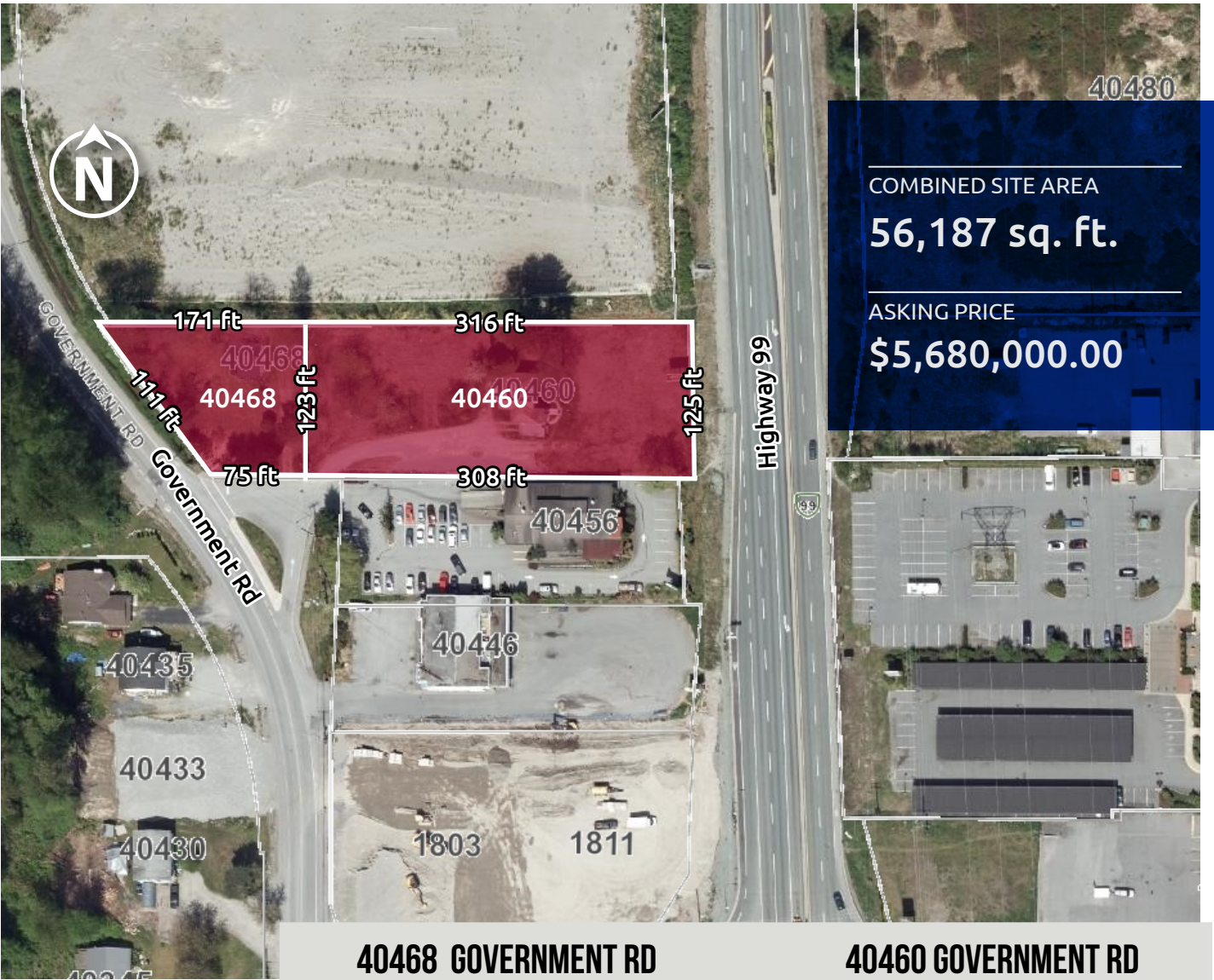
Squamish, BC

LOCATION

Rare opportunity to acquire one of the last remaining commercially zoned lots located on the coveted Highway 99 corridor. With unparalleled highway exposure to the east and Government Road exposure to the west make this site a true developers dream. This site is situated directly next to the very popular Shady Tree Pub and immediately across from the Garibaldi Village Mall and the newly ungraded Garibaldi Way intersection housing Tim Hortons and neighbouring Starbucks Coffee.

HIGHLIGHTS

- Two contiguous lots totalling approximately 56,187 sq.ft.;
- Direct access from Government Road;
- Unparalleled Highway 99 exposure north and south;
- Traffic count of over 24,000 vehicles per day;
- 6 minutes to Downtown Squamish Town Centre.



	40468 GOVERNMENT RD	40460 GOVERNMENT RD
SITE SIZE (APPROX.)	15,725 sq.ft. or 0.36 acres	40,462 sq.ft. or 0.93 acres
LEGAL DESCRIPTION	Lot B, Except: Firstly; Part Shown Red on Highway Plan 68 and Secondly; Part Shown Green on Highway Plan 68, South West ¼ and South East ¼ Section 11 Township 50 Plan 10168	Lot A, Except: Part on Highway Plan 177; of the South West ¼ and the South East ¼ of Section 11 Township 50 New Westminster District Plan 10168
PID	009-580-409	009-580-395
ZONING	C-3 Tourist Commercial	C-3 Tourist Commercial
DESIGNATED LAND USE	Mixed Use Commercial	Mixed Use Commercial
EXISTING STRUCTURE	Single Storey Home	Single Storey Home
PROPERTY TAXES (2025)	\$6,163.81	\$15,995.88

NOTE: Buyers are encouraged to complete their own due diligence independently as properties are sold "as-is".

SQUAMISH

Squamish has experienced steady growth over the last ten years both in the residential and commercial real estate sectors. The estimated 2024 population of Squamish is 26,859. The population of Squamish was recorded at 23,819 in the 2021 Canadian Census, and was recorded at 19,497 in the 2016 census. This is a change in population of 4,322, which is an annual growth rate of 4.09%.

Squamish is not only a destination, but also recognized for being situated along one of Canada's most scenic routes, the Sea to Sky Highway, and is in close proximity to Vancouver (45 mins) and Whistler (47 mins). Whether it's the ocean-meets-mountain lifestyle, entrepreneurial spirit or strategic transportation network, more and more businesses are choosing Squamish as a home base for their operations.

DEVELOPMENT POTENTIAL



CONDITION & ZONING

These lots offer a combined total of 56,187 square feet of level soil which are already connected to municipal utilities. The site is zoned **C-3 (Tourist Commercial)** but designated **mixed use commercial** under the Squamish Official Community Plan. The C-3 zoning allows for a variety of tourist oriented uses such as restaurant, hostel, motel and hotel operations.

DUE DILIGENCE

Several reports and additional information are available to qualified purchasers. Please contact the Listing Agent for details.

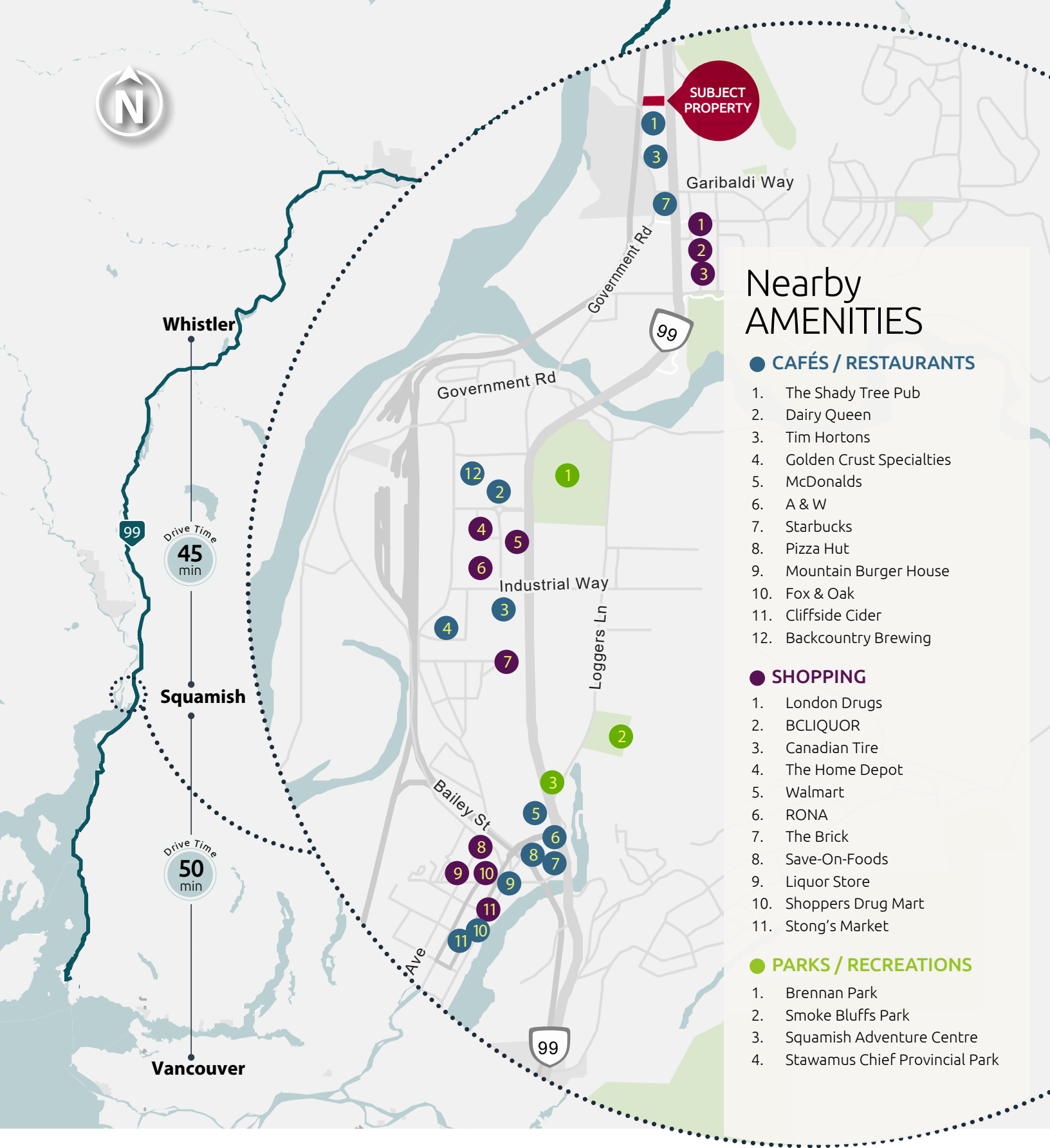
Current Zoning

C-3 (Tourist Commercial) - Permit a wider range of uses in the C-3 Zone, including arts and culture, interpretive area, and accessory retail sales.

Future Zoning

Mixed-Use Commercial - Applies to areas with ground level commercial uses (e.g. retail and service commercial) with complementary office, professional services and/or residential uses allowed above the first floor. These areas are intended to accommodate residential growth for Squamish. The maximum floor area ratio is 1.8. A higher maximum floor area ratio may be appropriate for the southern portion adjacent to the Oceanfront Peninsula sub area.





SUBJECT
PROPERTY

Garibaldi Way

99

Government Rd

Industrial Way

Loggers Ln

Bailey St

Ave

99

Whistler

Squamish

Vancouver

Drive Time
45
min

Drive Time
50
min

Nearby AMENITIES

CAFÉS / RESTAURANTS

1. The Shady Tree Pub
2. Dairy Queen
3. Tim Hortons
4. Golden Crust Specialties
5. McDonalds
6. A & W
7. Starbucks
8. Pizza Hut
9. Mountain Burger House
10. Fox & Oak
11. Cliffside Cider
12. Backcountry Brewing

SHOPPING

1. London Drugs
2. BCLIQUOR
3. Canadian Tire
4. The Home Depot
5. Walmart
6. RONA
7. The Brick
8. Save-On-Foods
9. Liquor Store
10. Shoppers Drug Mart
11. Stong's Market

PARKS / RECREATIONS

1. Brennan Park
2. Smoke Bluffs Park
3. Squamish Adventure Centre
4. Stawamus Chief Provincial Park

Mark Hagedorn

Personal Real Estate Corporation

604.786.7778

Mark.Hagedorn@macdonaldcommercial.com

Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5

www.macdonaldcommercial.com

Macdonald
COMMERCIAL

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.