

Development Opportunity Squamish, BC

1358 – 1366 Main St.



- Large 15,678 sqft corner lot.
- 2 bdrm 1 bath OT home, tenanted with income.
- Prime Downtown Squamish location.
- Walking distance to shops, transit, cafes/restaurants, library & post office.
- Currently Zoned I-1 and C-4 mixed-use on the OCP.
- 3.0 FAR that can deliver a 6-storey building with mountain and ocean views.
- 120'x130' lots that forms as a block with laneways and streets on all 4 sides.
- Excellent short or long-term investment property.

Listed at \$5,988,888.00

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GREENAWAY


ANGELL & HASMAN
ASSOCIATES



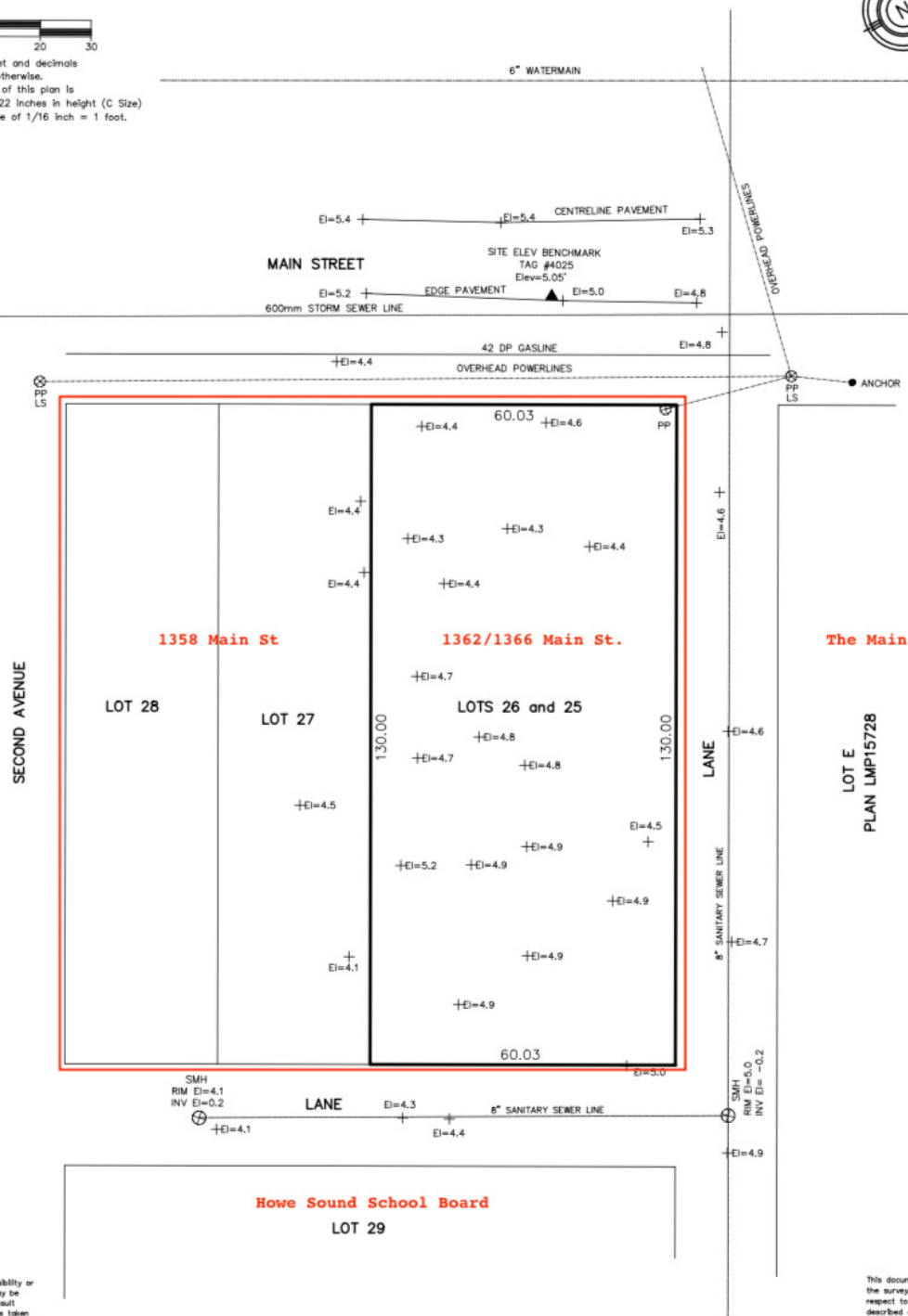
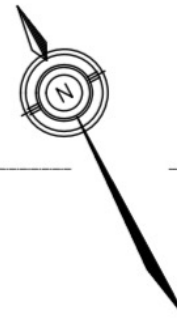
**BC LAND SURVEYOR'S SITE PLAN OF LOTS 25 AND 26, DISTRICT LOT 486,
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 3960.**

PID 003-331-156 and 003-331-237

1362 and 1366 Main Street, Downtown, District of Squamish, BC



All distances are in feet and decimals thereof, unless noted otherwise.
The intended plot size of this plan is 17 inches in width by 22 inches in height (C Size) when plotted at a scale of 1/16 inch = 1 foot.



This document was prepared for the exclusive use of our client, Shaun Greenaway.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

The subject property is affected by the following registered documents:
None

Certified Correct this 22nd day of January, 2017.
Martin R Jones, BCLS #762

(Not valid unless originally signed & sealed)

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Underground service locations derived from drawings received from BCOneCall and should be confirmed in field before construction starts.

Property line dimensions are derived from field survey. See Plan EPP68653.

SURVEYED AREA= 7,804 square feet

ELEVATIONS ARE ON CVD28 DATUM AND RELATE TO GCM 528497.
ELEVATION USED = 2.175m.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

BUNBURY & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS

SQUAMISH 604-892-3090

WHISTLER 604-932-3770

FILE No 2017-109.FT1

FB 2092 Pg 126-143

FB 2094 Pg 2-7