



OFFICE AND RETAIL UNITS FOR SALE

38033 SECOND AVE. SQUAMISH BC

- 5 offices and 7 retail units
- High profile location in a Class AAA building
- Retail units with stable long term leased tenants
- Purchase individually or all in a bulk sale



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Amaji Squamish is a new mixed-use development in a central location in downtown Squamish offering retail/office units from 1,209 to 5,628 square feet. Completed in winter 2020/21 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. Base rents at approx. \$31 psf. on a 5 year average.

BUILDING SPECIFICATIONS

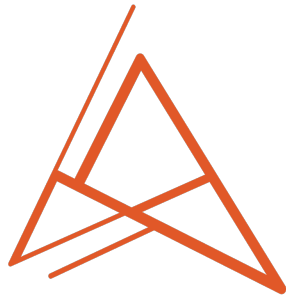
- Concrete construction with 14 ft clear ceiling height in retail units
- Store fronts with aluminum frame man doors and double glazed windows
- Tempered glass canopies and architectural design elements
- Fascia signage options
- Trowelled and sealed concrete floors
- Retail units have On-demand wall mount hot water heaters
- 125A 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
- Complete with commercial washroom(s) with fixtures
- HVAC installed in all commercial units
- Office units are demised, walls primed and ready for paint.
- Office units ranging from 746 sf to 3,980 sf fully assembled
- 1 dedicated parking stall per unit
- Bike wash & EV charge station
- STEP 3 Energy Code

ZONING

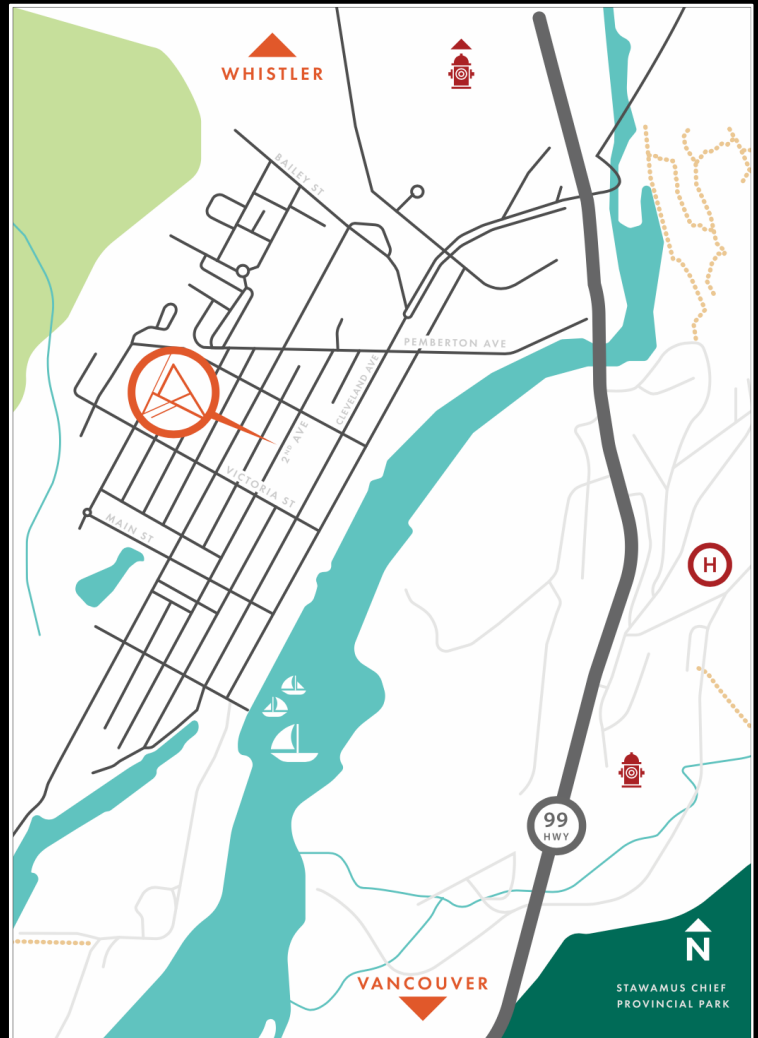
(C-4) Mixed-Use zoning includes a variety of uses including but not limited to; arts and culture, business and professional offices, childcare, school, assembly, restaurant, hostel, fitness centre, entertainment.



****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.



Amaji
DOWNTOWN
SQUAMISH



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OFFICE

Unit#	Strata Lot	Type	SqFt	Lease Rates YR1	Projected Net Annual Income	Avg Net Rate	Term Yrs	CAM	Tenant	List Price
A (1)	SL 67	OFFICE	805	\$21.00	\$16,905.00	\$0.00	0	\$11.00	Vacant	\$644,000.00
B (2)	SL 68	OFFICE	783	\$21.00	\$16,443.00	\$0.00	0	\$11.00	Vacant	\$626,400.00
C (3)	SL 69	OFFICE	782	\$21.00	\$16,422.00	\$0.00	0	\$11.00	Vacant	\$625,600.00
D (4)	SL 70	OFFICE	879	\$21.00	\$18,459.00	\$0.00	0	\$11.00	Vacant	\$703,200.00
E (5)	SL 71	OFFICE	886	\$21.00	\$18,606.00	\$0.00	0	\$11.00	Vacant	\$708,800.00
Totals			4135		\$86,835.00					\$3,308,000.00

RETAIL

Unit#	Strata Lot	Type	SqFt	Lease Rates Yr 1	Current Net Annual Income	Avg Net Rate	Term Yrs	CAM	Tenant	List Price
1	SL 72	CRU	756	\$31.00	\$23,436.00	\$31.00	5	\$11.00	Peak Provisions	\$774,900.00
2	SL 73	CRU	886	\$31.00	\$27,466.00	\$31.00	5	\$11.00	Peak Provisions	\$908,150.00
3	SL 74	CRU	886	\$30.00	\$26,580.00	\$0.00	0	\$11.00	O'Callaghans Barber	\$908,150.00
4	SL 75	CRU	981	\$31.00	\$30,411.00	\$0.00	0	\$11.00	Essence	\$1,005,525.00
5	SL 76	CRU	981	\$31.00	\$30,411.00	\$30.00	2	\$11.00	Grateful Gift Shop	\$1,005,525.00
6	SL 77	CRU	698	\$31.00	\$21,638.00	\$0.00	0	\$11.00	Amaji 2 Sales Centre	\$715,450.00
7	SL 78	CRU	698	\$31.00	\$21,638.00	\$30.00	3	\$11.00	Gather Bookshop	\$715,450.00
Totals			5886		\$181,580.00					\$6,033,150.00

	Projected Income
	Actual Income



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File: S2580-Strata

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