

FOR SALE

# High Exposure Retail/Office 1.6 Acre Site



## 38310 Buckley Avenue, Squamish, BC

### DETAILS OF PROPERTY

1.617 acres at the entrance to Downtown Squamish and one block from Highway 99.

**Bill Randall**

604.608.5967

bill.randall@ca.cushwake.com



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### LOCATION

Located between Vancouver to the south and Whistler to the north Squamish is a dynamic community with a population of nearly 16,000 centered on the Sea to Sky Corridor (Highway 99). This outstanding location offers remarkable development, recreation, and investment options. The area is serviced by a deepwater port, CN Rail, Highway 99 (the Sea-to-Sky Highway), and a general aviation airport. With the development of the Sea to Sky University and Capilano College, revitalization of the Squamish downtown waterfront, \$600 million upgrade of the Sea to Sky Highway 99, \$102 million Nordic Centre and the proposed Garibaldi ski resort, Squamish is experiencing vigorous economic expansion.

### ZONING

P-2 (Assembly),  
designated commercial

### LOT SIZE

1.617 acres

### SITE FEATURES

- Fully serviced
- Level
- High exposure location

### PRICE

\$2,115,000.00

### COMMENTS

Property is located beside the Howe Sound Elementary School and nearby Squamish Station Mall.



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