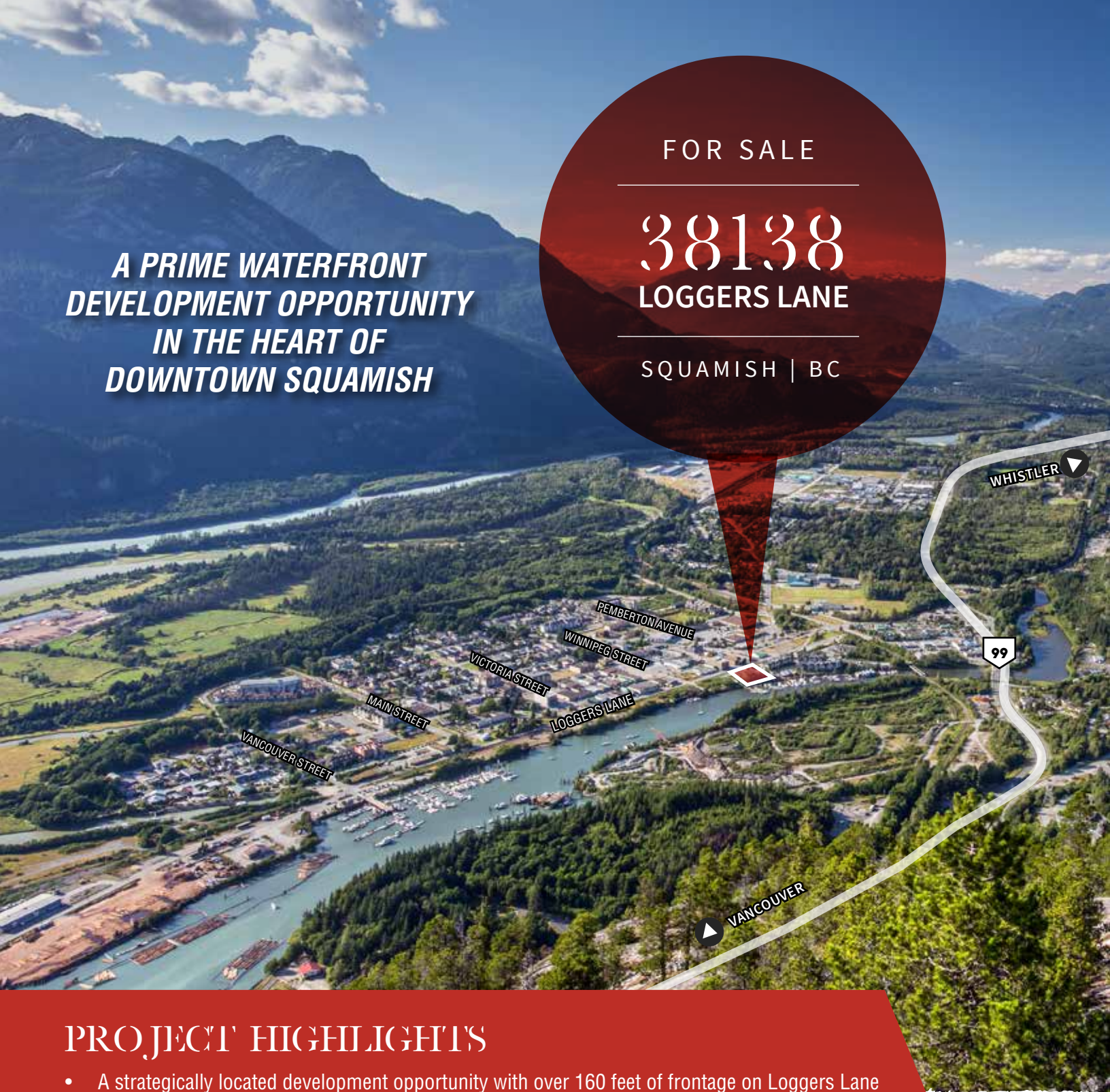


**A PRIME WATERFRONT
DEVELOPMENT OPPORTUNITY
IN THE HEART OF
DOWNTOWN SQUAMISH**

FOR SALE

**38138
LOGGERS LANE**

SQUAMISH | BC



PROJECT HIGHLIGHTS

- A strategically located development opportunity with over 160 feet of frontage on Loggers Lane
- Unrivalled demographic growth in one of Canada's fastest growing municipalities
- Situated in close proximity to an abundance of retail amenities and stunning tourist attractions
- Potential for spectacular mountain and water views upon development

FOR MORE INFORMATION, PLEASE CONTACT:

Baktash Kasraei
Associate Vice President
604.998.6016
baktash.kasraei@am.jll.com

Kevin Douglas
Sales Associate
604.998.6142
kevin.douglas@am.jll.com



A RARE OPPORTUNITY TO ACQUIRE A WATERFRONT DEVELOPMENT SITE IN ONE OF CANADA'S FASTEST GROWING MUNICIPALITIES

LOCATION

- Squamish is renowned for its exceptional outdoor recreational amenities which are ranked among the best in North America.
- Squamish benefits as one of the most notable municipalities in British Columbia to be excluded from the foreign buyer tax, which has recently been increased to 20%.

DEMOGRAPHICS

- Squamish is the fourth fastest growing municipality in Canada*
- The City has experienced unprecedented growth over the latest census period, growing by over 13.7% between 2011 and 2016, reflecting an annualized rate of 3.0%

**Based on municipalities with a population over 10,000*

DEVELOPMENT POTENTIAL

- The Subject Property falls under the Mamquam Blind Channel area in the Squamish Draft OCP which is anticipated to be adopted in June 2018.
- The Mamquam Blind Channel area supports a mix of uses including: residential, mixed-use, civic, institutional, marine-oriented and recreational at the water's edge.
- The maximum floor space area ratio under this designation is 1.80, permitting a mixed-use development up to 54,351 buildable square feet.



THE LAUREN

Developer: Performing Equity
Address: 38005 3rd Avenue
No. of Units: 48
Avg. Price PSF: \$593



AMAJI

Developer: Kainos Development
Address: 38030 2nd Avenue
No. of Units: 66
Avg. Price PSF: \$600



VANTAGE

Developer: Epix Development
Address: 1365 Pemberton Avenue
No. of Units: 73
Avg. Price PSF: \$617



JUMAR

Developer: LT Wave Holdings
Address: 38310 Buckley Avenue
No. of Units: 101
Avg. Price PSF: \$646



SIROCCO (PROPOSED)

Developer: Mireau Property Development
Address: 38050 Loggers Lane
No. of Units: 138



WATERFRONT LANDING (PROPOSED)

Developer: Bosa Properties
Address: 1500 Hwy 99
No. of Units: 712



SITE DETAILS

Civic Address:	38138 Loggers Lane, Squamish
PID:	015-040-135
Legal Description:	Lot F, Except Portions in reference Plans 677 and 799, District Lot 486 Plan 999
Site Size:	30,195 Square Feet
Zoning:	I-3 General Industrial
Draft OCP Designation	Mamquam Blind Channel
Draft OCP Density	1.8 FSR
Buildable Density*	54,351 sq. ft.
Property Taxes (2017)	\$25,609.16

*Based on Draft OCP

TRAVEL TIMES

Squamish > Vancouver	40 minutes
Squamish > Whistler	40 minutes



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Jones Lang LaSalle Real Estate Services Ltd. | 355 Burrard Street, 14th Floor | Vancouver, BC, V6C 2G6 | 604.998.6001

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