

For Sale

Established Income Property
with Additional 22,000 SF (+/-) of
Development Permit Approved
Residential/Commercial Density.

41665-41707 Government Road, Squamish (Brackendale), BC

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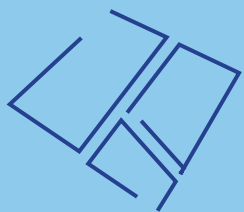
Property Profile

Opportunity to acquire a fully occupied mixed use building with additional and approved residential development density

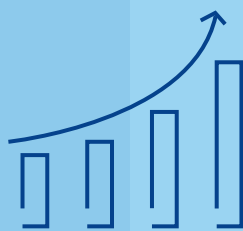
A landmark in Squamish, the Brackendale General Store and Café has served the Brackendale community, in one form or another, for over 100 years. Today the 77,000 +/- square foot property houses a very popular general store, the Crabapple café, Canada Post office, a large 4 bedroom suite, and several smaller office units.

Situated on Government Road and easily accessible to Highway 99, the Brackendale General Store provides excellent revenue and is one of only a few commercial amenities located in the Brackendale community. Government Road is a north south arterial that connects downtown Squamish north to Brackendale without having to access Highway 99. Squamish is a rapidly growing community on the Sea to Sky Highway.

Existing Building



Approximately 7,600 SF of current Rentable Area



Over 22,000 SF of Approved Buildable Area

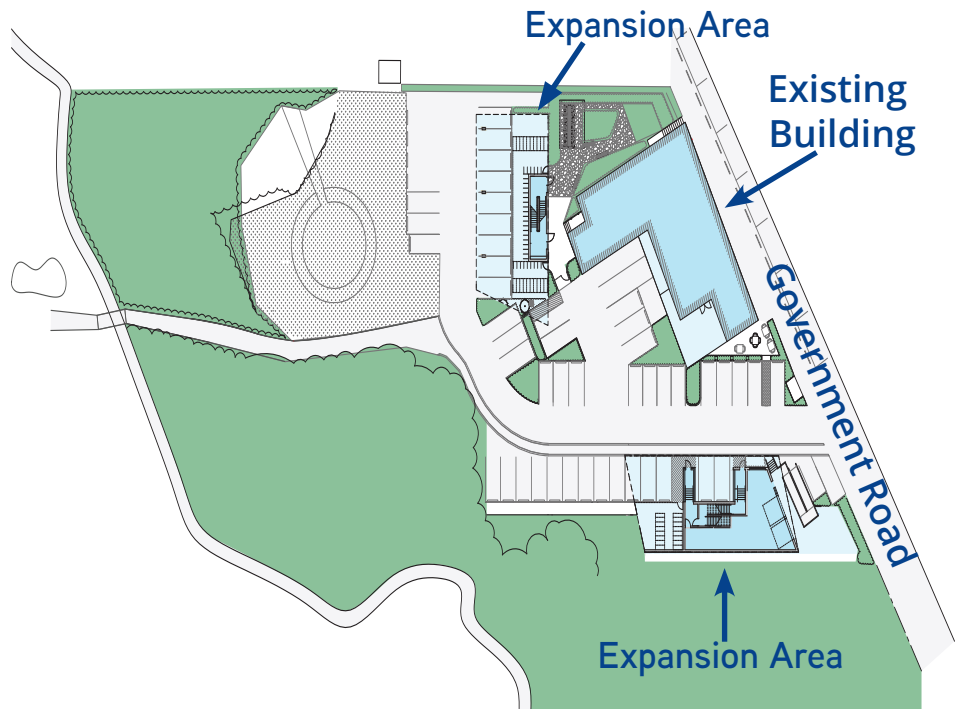


Approximately \$117,000 Net Income with rental upside

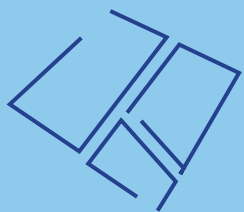
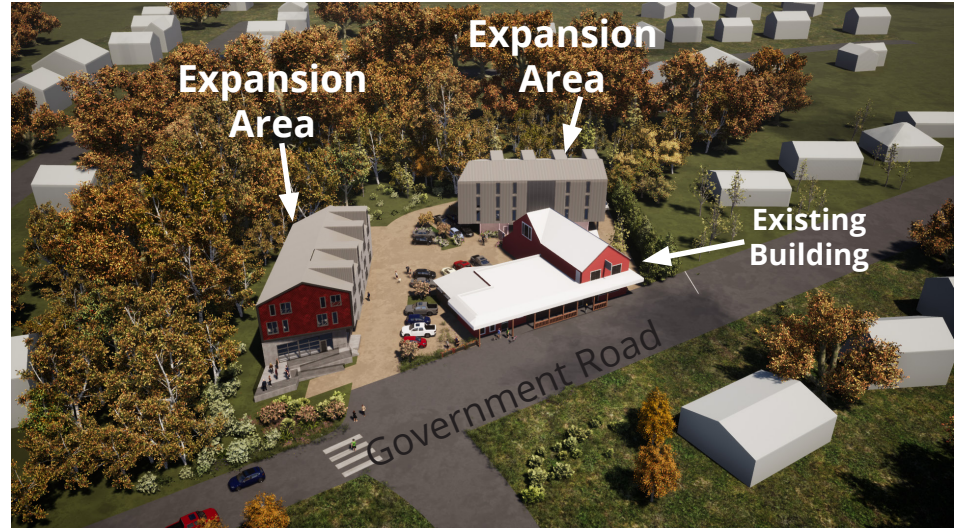
Approved Development Permit in place to permit the construction of:

- Over 22,000 SF of gross floor area
- 25 Residential Units
- 1 CRU
- Currently envisioned for rental

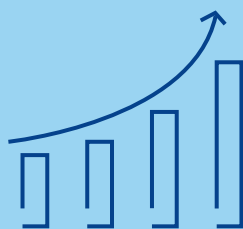
Developed Project- Site Plan



Developed Project- Aerial



Approximately 7,600 SF of current Rentable Area



Over 22,000 SF of Approved Buildable Area



Approximately \$117,000 Net Income with rental upside

Salient Facts

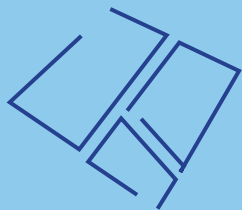
	029-878-802
	031-256-726
PID's	013-256-742
	013-256-751
	013-256-823
Civic Addresses	41665- 41707 Government Road, Squamish, BC
Municipality	Squamish
Zoning	C-1 Local Commercial
Lot Size	Approximately 77,069 SF
Existing Rentable Area	Approximately 7,588 SF
Approved Gross Additional Density	Approximately 22,026 SF
Current Net Operating Income (NOI)	Approximately \$116,974 per annum (Rental Upside!)

Price: \$4,325,000*

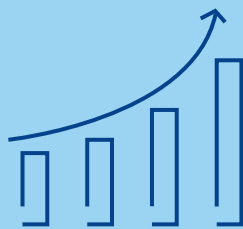
*Based approximately on a 4% cap rate of existing NOI and \$65 PSF of additional gross density.



Legal Map



Approximately 7,600 SF
of current Rentable Area



Over 22,000 SF of Approved
Buildable Area



Approximately \$117,000 Net
Income with rental upside



The Brackendale General Store is a landmark location in this sought after Squamish neighbourhood.

Providing strong existing income and a Development Permit for the construction of over 22,000 square feet of residential/commercial area, this property is well priced with a 4% cap rate on existing income and \$65 per buildable square foot for the residential density.

Planned as a rental building, timeline to construction is expected to be reduced due its rental designation.

A comprehensive data room with all approvals, plans and more is available.

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