FOR SALE 1 2,998 SF RETAIL BUILDING 38109 Second Avenue

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B THE UPS STORE

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Squamish, BC



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Property Overview

Cushman & Wakefield ULC is pleased to present the opportunity to purchase 38109 Second Avenue, a 2998 SF retail building with three (3) tenants. Located in the heart of Squamish, this property provides easy access to the Sea-to-Sky Highway (Highway 99) connecting residents and businesses to Vancouver, Whistler, and beyond. Known for its stunning natural beauty, outdoor lifestyle, and vibrant community, Squamish has experienced significant population growth and development, making it a prime area for investment.

Property Highlights

- Clean phase 1 environmental.
- Three (3) tenants, including UPS, Manpuku Sushi and Valley Living Home supply.
- Below market rents with opportunity to increase.
- All leases are net leases with escalations.
- Strong rental demand due to the area's popularity among young professionals and families.
- Variety of retail neighbours including, unique boutiques, grocery stores, restaurants, cafes and essential services.

2,998 SF

- Potential for renovations or redevelopment, maximizing the property's value and income potential.

Building Size:

Lot Size:		6,000 SF
3 Tenants:	Manpuku Sushi UPS Store Valley Living Home Supply	636 SF 1,179 SF 1,183 SF
Assessed Values (2024)		\$2,036,500
Property Taxes:		\$21,519.30
NOI:		Please Contact Listing Agents
Asking Price:		\$1,700,000





Neighbourhood Photos









Nearby Amenities





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