

Development Offering

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FOR SALE

TANTALUS VILLAGE
40480 TANTALUS ROAD
SQUAMISH, BC

SEA-TO-SKY HIGHWAY



**CUSHMAN &
WAKEFIELD**
Capital Markets

///// Property Offering

PROPERTY INTRODUCTION

On behalf of the Vendor, C&W is pleased to offer for sale a 100% freehold interest in Tantalus Village – 40480 Tantalus Road. The Property is comprised of one legal undeveloped parcel which is divided by Tantalus Road and the proposed project is separated into three phases. Phase 1 is located on the west side of Tantalus Road and will include 82,545 SF of market rental along with 27,525 SF of ground-oriented retail. Phases 2 and 3 are situated on the east side of Tantalus Road and will comprise 142,242 SF of market condo and 25,739 SF of retail along with a 5,000 SF daycare facility.

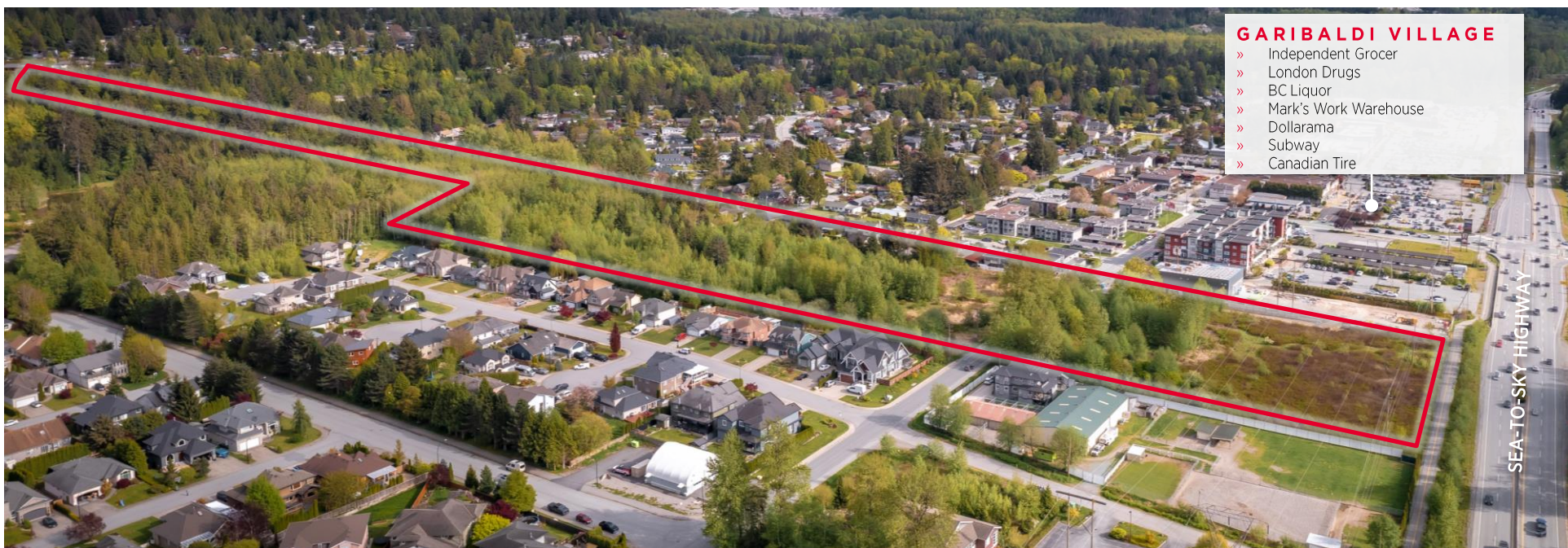
The 14.61-acre property presents 365 feet of frontage along the Sea-to-Sky Highway and secondary frontage along Tantalus Road, and an internal urban connector network is planned to run east / west through the site. A bike and pedestrian path along the northern property line provides additional connectivity points to the existing Corridor Trail network along the Sea-to-Sky Highway. The overall project vision is to create a highly active community 'hub', that includes a mix of rental and market housing options, a public park, commercial spaces with outdoor patios and landscaped areas, and a lively streetscape along Tantalus Road.

The offering represents an opportunity to acquire a highly visible development site which benefits from commanding scale in a rapidly growing submarket, a distinctly accessible location adjacent to the Sea-to-Sky Highway (a 45-minute drive in either direction to Whistler or Vancouver) and is just minutes on foot to the Garibaldi Estates retail node.

The Property is being offered for sale without a formal asking price. All prospective purchasers are strongly encouraged to contact the listing agents for pricing guidance and offer submission guidelines.

PROPERTY DETAILS

Address	40480 Tantalus Road, Squamish, BC
PID	003-753-409
Site Area	636,412 sq. ft. / 14.61 acres
Max. Buildable Area	283,056 sq. ft. + 7,093 sq. ft. outdoor area
Contemplated # of Units	104 Rental & 203 Condo (potential for 100% rental)
Zoning	Comprehensive Dev. Zone No. 98 (CD-98)
OCP Land Use	Residential Neighbourhood; Mixed-Use Commercial
Status	Third Reading Achieved
Frontage Depth	365 feet 1,550 feet
Gross Taxes (2023)	\$111,347
Parking	One level of underground with additional surface level parking
Price	Contact Listing Agents



DEVELOPMENT HIGHLIGHTS



Preeminent Site

Premier development offering in one of Canada's fastest growing communities catering to an expanding demographic of creative thinkers and adventure-seeking outdoor lovers.



Attractive Submarket

High absorption rates in the District of Squamish underscore strong underlying end-user market fundamentals.



Phased Project Opportunity

The project's phasing is fully bifurcated to accommodate CMHC financing on the rental component of the Project.



Unparalleled Exposure

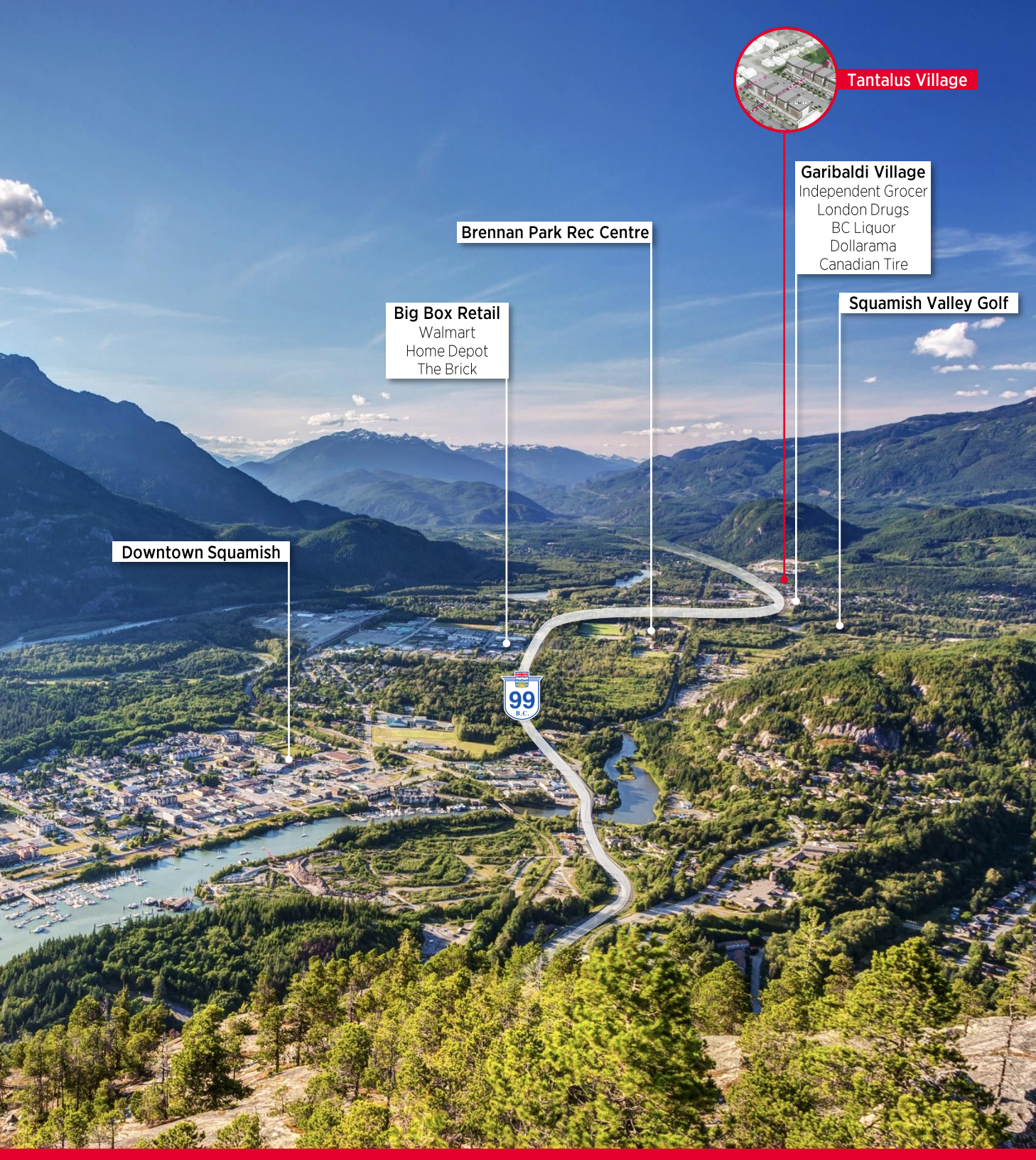
Approximately 365 feet of frontage along the Sea-to-Sky Highway, allowing for efficient access to the area's main transit arterial connecting to Whistler, the wider corridor and Vancouver.



Nexus of the Pacific Northwest's Outdoor Playground

Squamish's central location and in particular the Property's proximity to a plethora of outdoor amenities provides an attractive base for young families and professionals and outdoor adventure seekers alike.





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