

FOR SALE

BLACK TUSK STORAGE

39101 QUEENS WAY SQUAMISH, BC // 1124 ENTERPRISE WAY SQUAMISH, BC

Quality Self Storage Properties Developed, Built, Operated And Maintained
To High Standards By Present Owner For 22 years. Never On The Market Before.



SALIENT DETAILS//



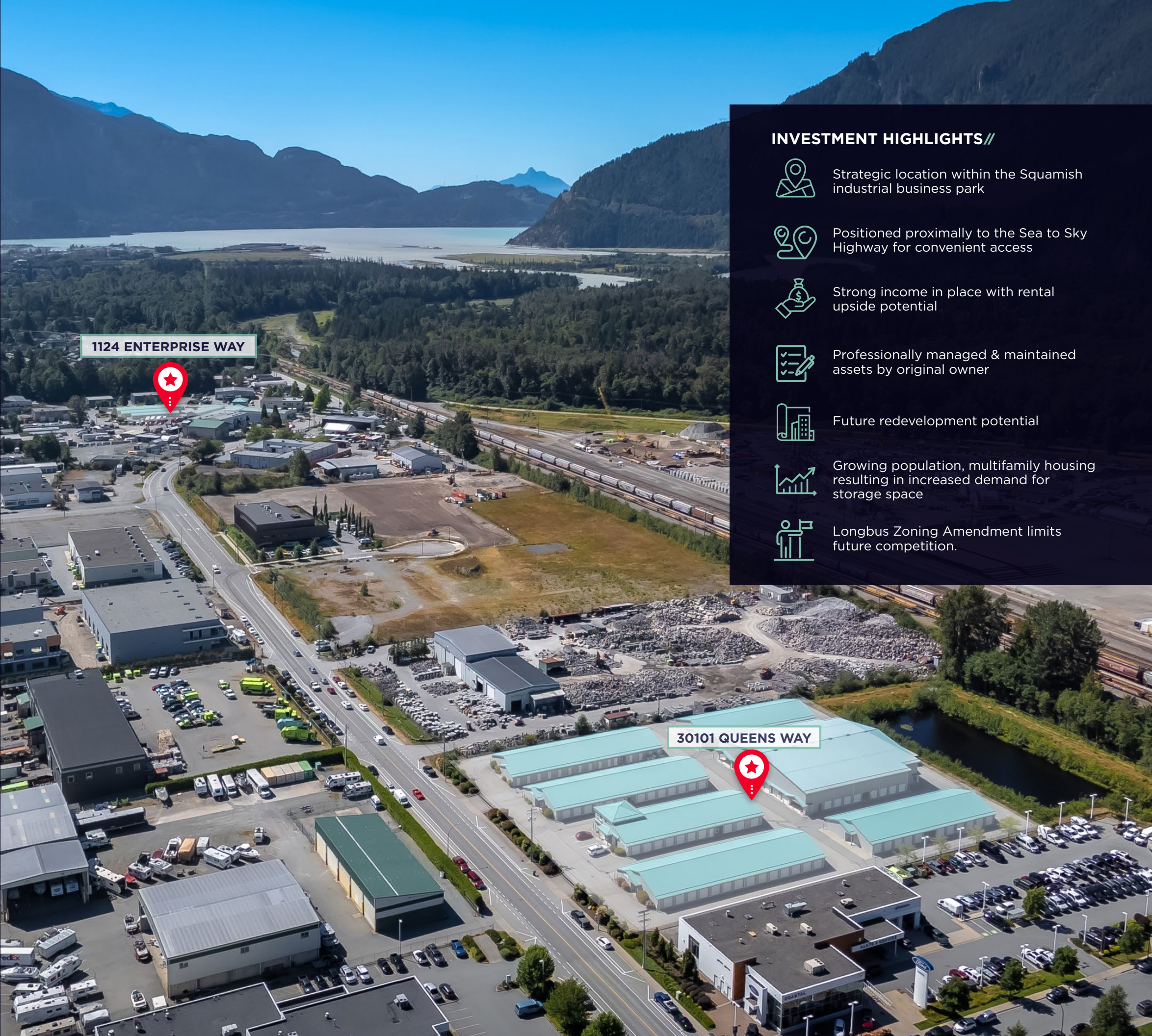
1124 Enterprise Way, Squamish BC

Land Size	56,545 SF / 1.31 acres
Building Size	19,775 SF
Number of Buildings	5
Number of Units	135 units, 1 office and 1 suite
Year Built	2002
Zoning	I-11 Business Park Industrial
OCP	Industrial Business
Property Taxes	\$55,048.26



30101 Queens Way, Squamish BC

Land Size	123,298 SF / 2.89 acres
Building Size	71,741 SF
Number of Buildings	7
Number of Units	548 storage units, office and 1 bed suite
Year Built	2004
Zoning	I-11 Business Park Industrial
OCP	Industrial Business
Property Taxes	\$178,018.37



INVESTMENT HIGHLIGHTS//

-  Strategic location within the Squamish industrial business park
-  Positioned proximally to the Sea to Sky Highway for convenient access
-  Strong income in place with rental upside potential
-  Professionally managed & maintained assets by original owner
-  Future redevelopment potential
-  Growing population, multifamily housing resulting in increased demand for storage space
-  Longbus Zoning Amendment limits future competition.



RAILTOWN

VENTURE SQUAMISH
NORTH YARD I & II
NEW DEVELOPMENT
145 UNITS

COASTAL FORD
SQUAMISH



FUTURE HOME OF
CARBON ENGINEERING

SQUAMISH TOYOTA

SANDMAN HOTEL

FUTURE HOME OF
WHISTLER TRANSIT

HIGHLINE

GARIBALDI VILLAGE
SHOPPING CENTRE

WALMART

RONA

MTN VILLAGE

RAVENSTONE

OK TIRE

KAL TIRE

1001 FINCH DR

FINCH DRIVE
CONDOS

MOUNTAIN RETREAT
HOTEL & SUITES

THE BRICK

SEA TO SKY HWY / HWY 99

QUEENS WAY

INDUSTRIAL WAY

LEGEND

RESIDENTIAL DEVELOPMENT

NEARBY AMENITY

3 MINUTES TO
DOWNTOWN SQUAMISH

SEA AND SKY
38115 LAURELWOOD

REDBRIDGE
SQUAMISH

FOR SALE

BLACK TUSK STORAGE

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Exceptional Self-Storage Investment Opportunity In Squamish
Own A Piece Of A High-Demand Asset Class

DOWNTOWN
SQUAMISH



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