

FOR SALE | 2,998 SF RETAIL BUILDING

38109 Second Avenue

Squamish, BC



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

Building Size: 2,998 SF

Lot Size: 6,000 SF

3 Tenants:	Manpuku Sushi	636 SF
	UPS Store	1,179 SF
	Valley Living Home Supply	1,183 SF

Assessed Values (2024) \$2,036,500

Property Taxes: \$21,519.30

NOI: Please Contact Listing Agents

Asking Price: \$1,700,000

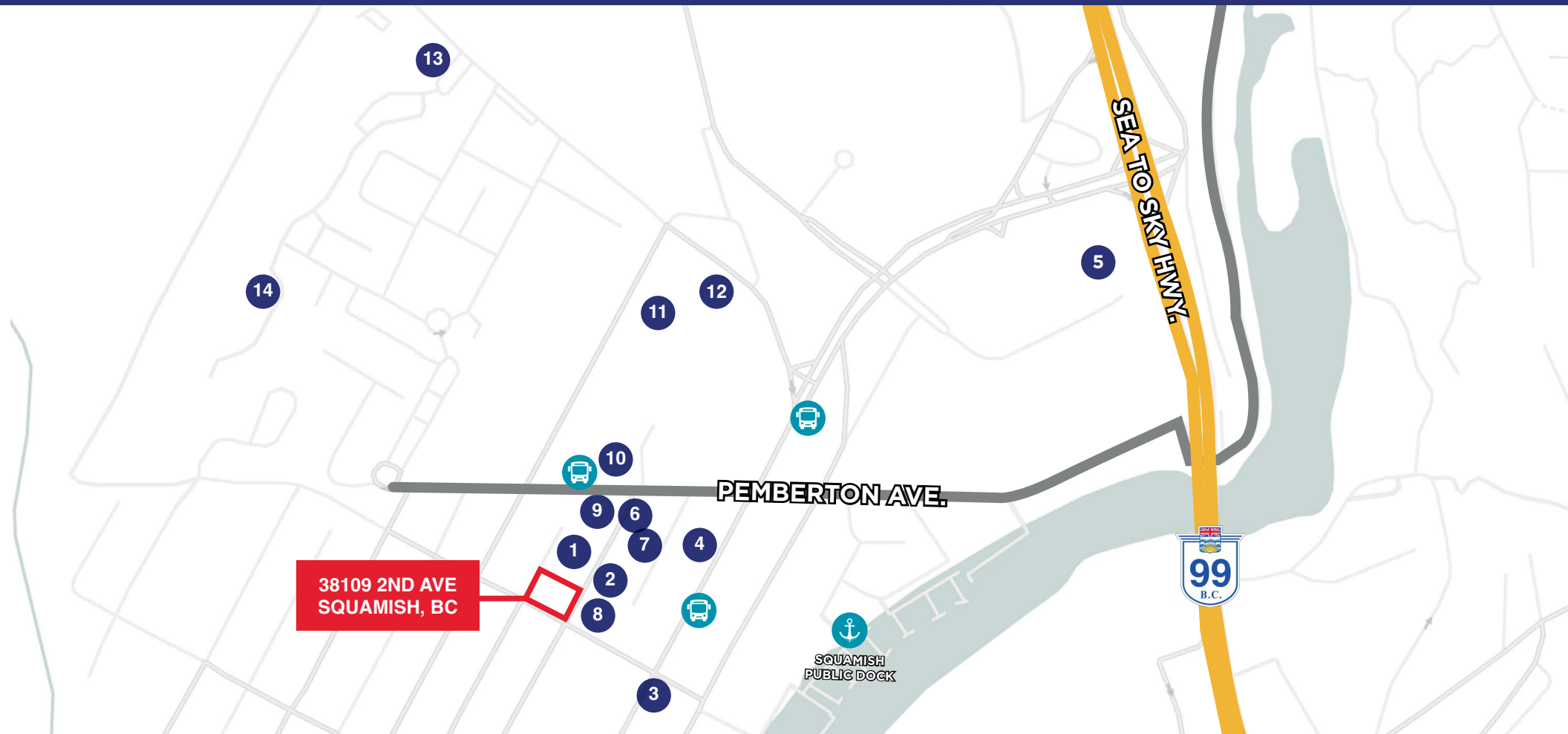


Neighbourhood Photos



Nearby Amenities

- | | | | | | | | |
|---|---------------------------|---|---|----|-------------------------------|----|-----------------|
| 1 | Alice and Brohm Ice Cream | 5 | Starbucks | 9 | Noble House Beauty and Barber | 13 | Dog Park |
| 2 | Tuba Café | 6 | Sea to Sky Massage Therapy and Wellness | 10 | Shoppers Drug Mart | 14 | Eagle Wind Park |
| 3 | Sunflower Bakery Café | 7 | Sea to Sky Sports Physiotherapy | 11 | H&R Block | | |
| 4 | Green Olive Market & Café | 8 | RBC Royal Bank | 12 | Save on Foods | | |



Contacts

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