ACTIVE
C8034460
Board: V
Multi-Family Commercial

1018 MCNAMEE PLACE
Squamish
Dentville
V8B 0J4

$4,195,000 (LP)
(SP)
(LR sq. ft. p/a) Ⓜ

Great opportunity to purchase an investment property in a central location of the fast growing city of Squamish. The subject property is improved with 9 townhouse units, all three bedroom at approximately 1,200 sf each. This is a great income generating investment property with future re-development potential. The property is located within the Wilson Crescent Micro Plan Policy and is currently zoned Residential Multiple Unit (RM-2) with floor space ratio up to 0.8. The plan indicates that for new development, the density is often increased by 25% to a total of 1.0 FSR. Opportunity to be combined with the neighbouring property, 1006 McNamee Place, for a greater development potential. The vendor will provide financing in form of a first mortgage up to 50% of the purchase price for a term of 3 years! Please call for details!

P.I.D.: 010-893-857	**Prop. Tax/Year:** $12,853.38 / 2020	
Property Type: Multi-Family Commercial	**Width / Depth:** /	
Zoning/Land Use: RM-2	**Transaction Type:** For Sale	
Land Sz SF/Acres: 24,654 / 0.57	**Sale Type:** Asset	

Virtual Tour: **Brochure:**

Property Details

Interest In Land: Freehold
Environmental Assessment Phase: None
Occupancy: Tenant
Seller's Rights Reserved:
Amenities:

Site Services:

Restrictions:

General Building Details

Subj. Space SqFt: **Width / Depth:** /
Year Built: 1976
Complex Name:
# of Buildings: **# of Storeys:** 2
# of Loading Doors: **# of Grade Doors:**
Parking Spaces: open   **# of Elevators:**
Roof: Other
HVAC: Baseboard, Electric
Building Type: Low Rise (2-4 storeys)

Construction Type: Wood Frame

Office Area Sq Ft:	**Mezzanine Area Sq Ft:**
Retail Area Sq Ft:	**Other Area Sq Ft:**
Warehouse Area Sq Ft:	

Lease Details

Leased Rate Sq. Foot:	**Lease Op Cost SqFt:**	**Lease SubLease:**
Leased Size Sq. Foot:	**Additional Rent/SF:**	**Tot. Spce Avail for Lse:**
Lease Type:	**Lease Term (Months):**	**Subj. Unit Cont. Spce:**
	Lease Expiry Date:	

Firm: Royal LePage Sussex