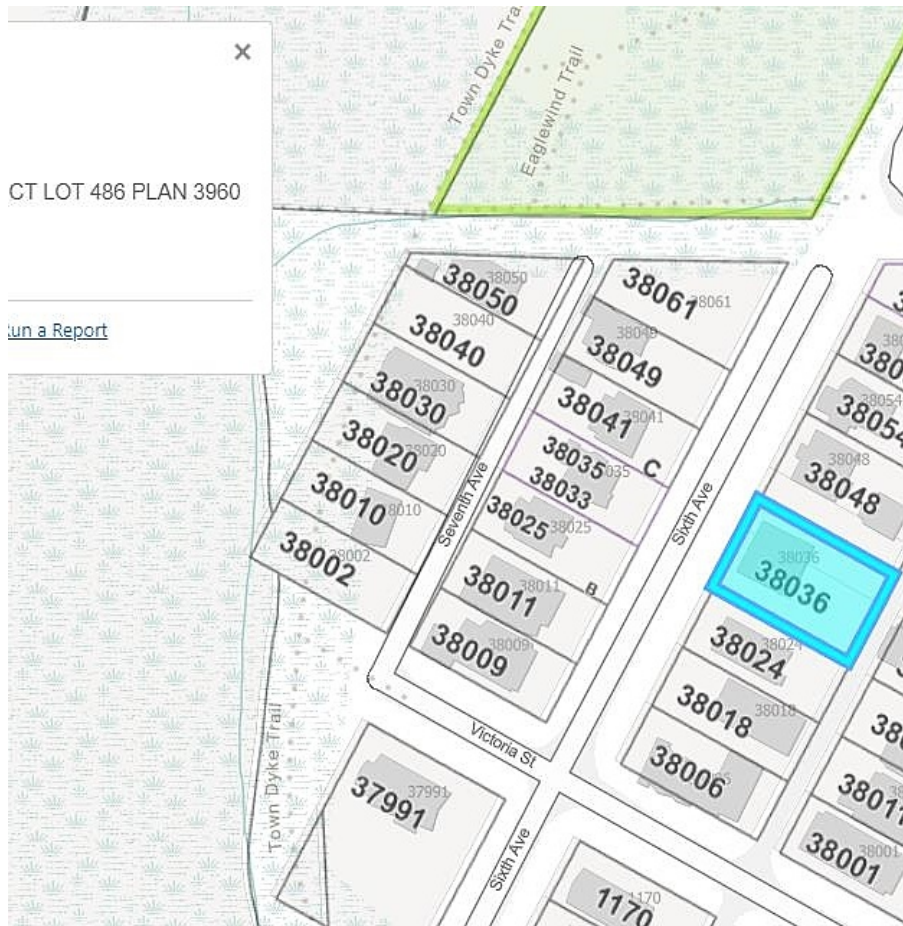


# 38036 Sixth Avenue, Squamish

\$1,883,000



LAND ASSEMBLY - Excellent development opportunity in the core of downtown Squamish. Two adjacent lots at 38024 & 38048 Sixth Ave are available for sale, creating a combined 24,000 sqft development site with 200ft frontage and laneway access available to all lots. These properties are zoned "Downtown Residential" under the Official Community Plan (OCP), multifamily development up to 2.0 Floor Area Ratio (FAR). Geotechnical, Phase 1 environmental assessment, and a massing study have been completed. Buyers are to verify density and zoning details directly with the DOS. Check out this incredible location in person, close to all amenities of downtown Squamish yet tucked in a quieter area steps from the Squamish estuary and Eaglewind Park. Please do not disturb tenants.

## KEY INFORMATION

MLS® R2899866

Residential Detached

Downtown Squamish

2 Bedrooms

3 Bathrooms

2,400 SF

9,033 SF Lot

## FEATURES

Year Built: 1970

Views: Mountains

Listed By: Macdonald Realty

