

**FOR
SALE**

12,000 sqft corner lot

1246 Victoria St. Squamish, BC

Downtown Squamish



Shaun Greenaway prec

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Shaun
GREENAWAY

ANGELL & HASMAN
ASSOCIATES

PID: 012-006-301 & 012-006-335

Legal: Lot 20 & 21 Block 15 District Lot 486 Plan 3960

Gross Site Area: 12,000 sqft

Property Taxes: \$11,052.14 (2025)

Zoning: RS-1 and C-4 on OCP

Building Size: 2,295 sqft

Building Description: Single Family Home

Age of Building: O/T

Occupancy: Tenanted

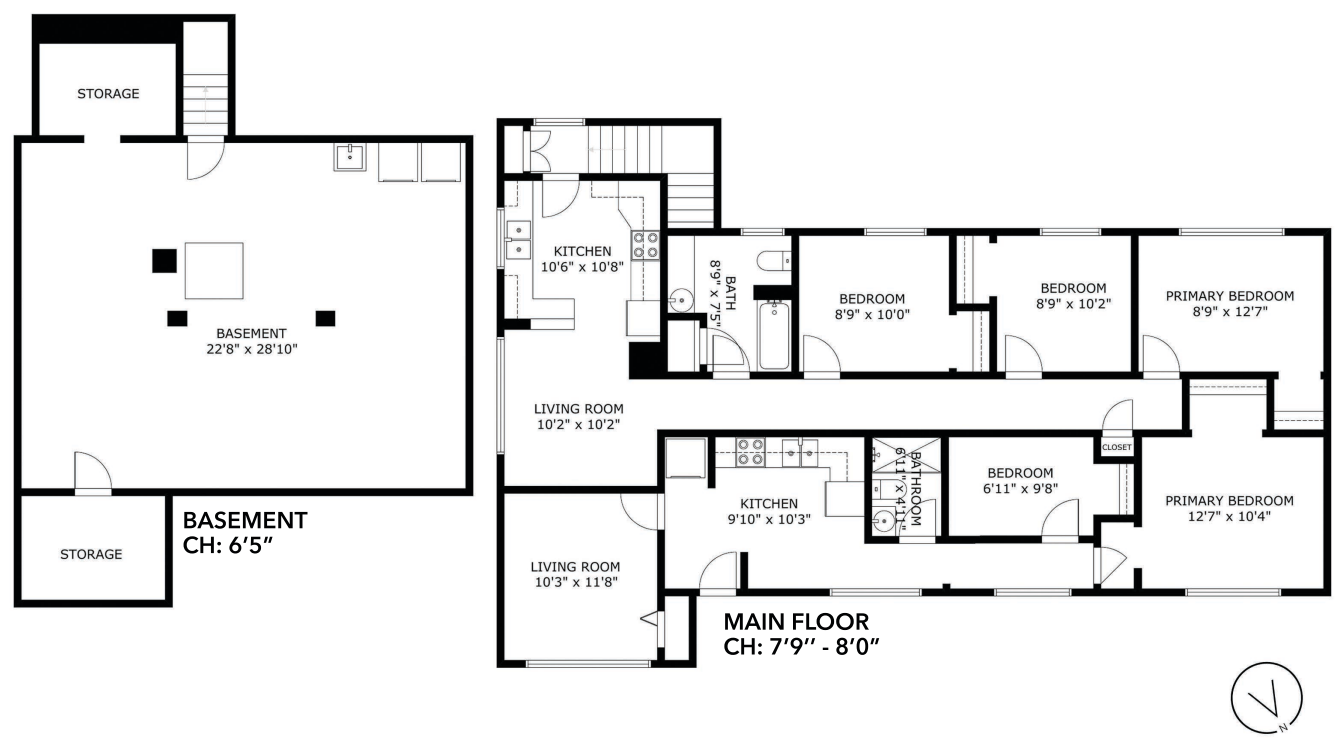
Total Income Suites: 2

Income: \$1800+\$1500=\$3,300 gross p/mo

Location: The subject property is located on Victoria Street in Downtown Squamish, steps from Cleveland Avenue and the primary commercial corridor. The site offers direct access to Highway 99, connecting to Vancouver and Whistler. Designated for higher density under the OCP, with potential for increased FAR (buyer to verify), this is a strong opportunity for investors and developers in a growing urban market.



Floor Plan



Map

