

FOR LEASE

MACKENZIE CENTRE

1420 WINNIPEG STREET, SQUAMISH, B.C.



LOCATION

The property is located between 2nd Avenue and Cleveland Avenue facing Winnipeg Street in the Downtown District of Squamish, B.C. Squamish is located 30 minutes from Vancouver and 45 minutes' drive from Whistler.

Squamish is serviced by a deepwater port, CN Rail, Highway 99 (the Sea-to-Sky Highway), and a general aviation airport.

With its spectacular natural setting at the north end of Howe Sound, Squamish is always a popular tourist attraction for thousands of daytrippers and visitors en route to Whistler. With the booming real estate market and the spinoff effect of 2010 Olympics, a lot of young / single residents and young families prefer to inhabit in this community. with above average household income. The population growth increased by 13.5% from 15,134 in 2005 to 17,181 in 2009 and 23,359 in 2015. These population has the potential to translate into higher spending in the community. The redevelopment of downtown is well underway as building applications reflect the obvious potential for this area. Downtown is attracting high-density urban developments that will house a bustling community of 5,000 people. In addition, the downtown may soon support a community of 1500 units proposed for the Interfor lands across the Mamquam Blind Channel.

[Source: 2005 District of Squamish Retail Strategy & 2010 Squamish Community Profile]

IMPROVEMENT

The retail strip mall consists of a one-storey building with a total building area of 17,450 sq.ft. with plenty of parking spaces facing Winnipeg Street.

TENANTS

Canada Passport Office and Sears

AVAILABLE SPACE & LEASE RATE

Unit	Rentable Area	Base Rent	2012 CAM & Property taxes
1410	7,500 sq.ft.	\$15 p.s.f.	\$5.27 p.s.f.
1414	1,500 sq.ft.	\$15 p.s.f.	\$5.27 p.s.f.

Both spaces can be combined into one continuous space.

Property is zoned C-4 (Downtown Commercial) which allows a wide variety of retail and commercial activities.

SITE PLAN



**For further information
please contact :
Rick Halliday
Tel: 604 669 7733
Cel: 778-231-5285
www.prospero.ca**

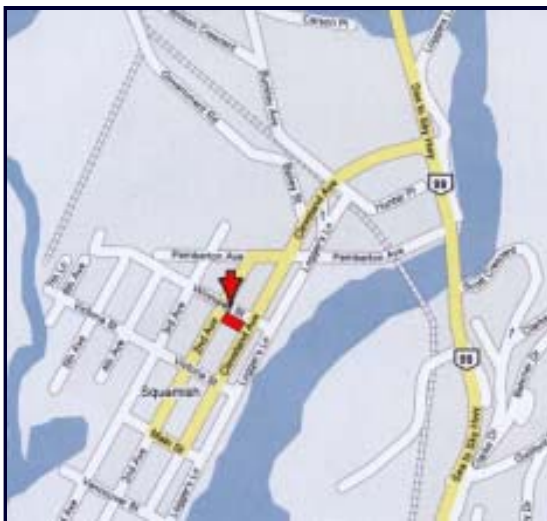
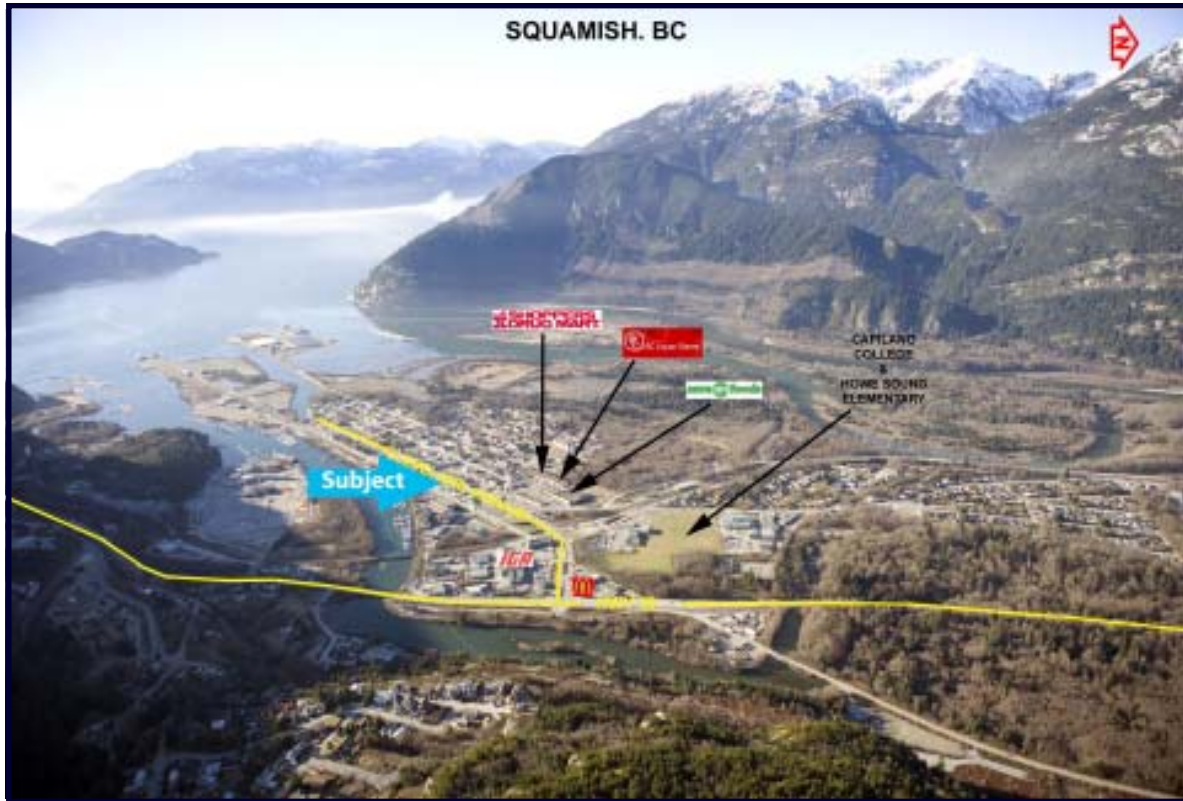


PROSPERO INTERNATIONAL REALTY INC.
517 - 1177 WEST HASTINGS STREET, VANCOUVER, BC V6E 2K3
TEL: (604) 669-7733 FAX: (604) 669-2921

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