

# FOR LEASE

## 1160 - 1180 Hunter Place Squamish BC



### Listing Details

Located in Downtown Squamish with Full Hwy 99 Sea to Sky Highway exposure - Over 600 lineal feet on Highway 99

TURN KEY AUTOMOTIVE OPERATION -2 Free Standing Buildings  
Completely Renovated in 2008 at a cost over \$800,000

Located next to a very busy mall with neighbors like Starbucks and White Spot.

Zoning: I1 Light Industrial

OCP Designated: Commercial

A display Ramp large enough to accommodate several vehicles. Over 10,000 watts of power and lights for vehicle display.

Steel gates, camera, and alarm on property. Storage and secure tool room.

Square Footage of the Land: 62,672 sqft

Square Footage of Buildings: 15,410 sqft which 12,238 sqft is ground floor and 3,172 is mezzanine

### 1180 Hunter Place

8,500 sqft car dealership with a show room, office space, 2 service bays and 1,500 sqft of mezzanine included

### 1160 Hunter Place

6,910 sqft of Automotive Service and Parts building including 1,672 sqft of Mezzanine, 7 Drive in regular bays plus an 8 bay that can accommodate 2 vehicles. Loading doors, double height, double wide service bay, a reception area and a parts and service area

Detail area with all of the environmental approvals for car washing with two extensive water/oil separators on both properties

Large sign approved and grandfathered on Highway 99 to be displayed. And secondary large signs approved on the buildings and a secondary free standing sign. These large signs will never be approved in the future but are currently in use and would be considered grandfathered. Additional signs on Hunter place. Large water capacity for car washing. Staff lunch room and separate meeting rooms. All the airlines and compressors to the repair bays. Hoists, overhead crane. 3 phase power and ample electrical power available to both buildings.

### Taxes, Lease & Price

Taxes: 2012 - \$42,009

Insurance - \$4,500 per Annum

Rate: \$19.00 per square foot NNN

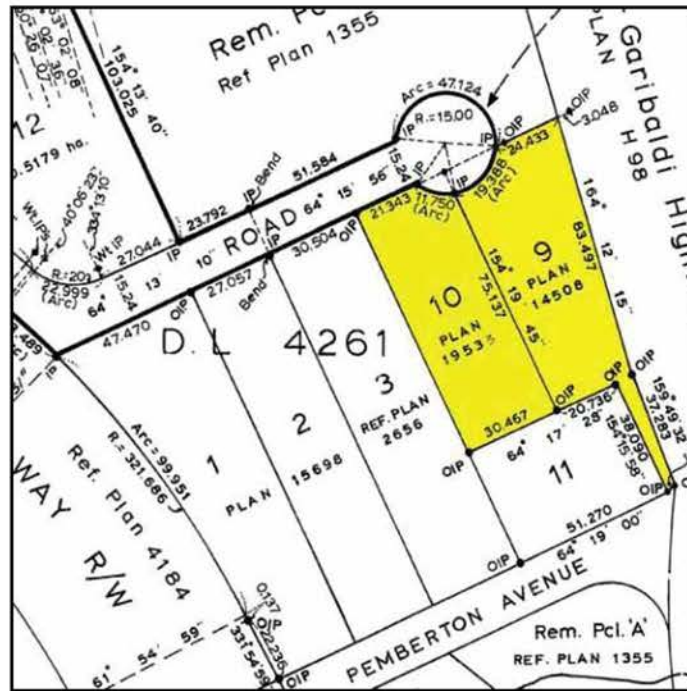


**ALANA BERTINI, Associate Broker**  
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Commercial Westburn  
Realty

**1180 Hunter Place**  
**63.61ft, Frontage**  
**396.26ft, East**  
**143.77ft, North**  
**371.48ft, West**  
**35,600 SqFt Total**



**1160 Hunter Place**  
**108.59ft, Frontage**  
**108.59ft, East**  
**246.51ft, South**  
**99.96ft, West**  
**26,572 SqFt Total**



Driving Directions From Vancouver

Head **West** on the **BC-1 Hwy**  
 Until you approach **Exit 3**  
 Make a slight left on to...  
**BC-99 North** (The Sea To Sky Hwy)  
 Continue for 45km (about 40 minutes)  
 Make at left on to **Loggers Lane**  
 After 300m make a left on **Hunter Pl**

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