

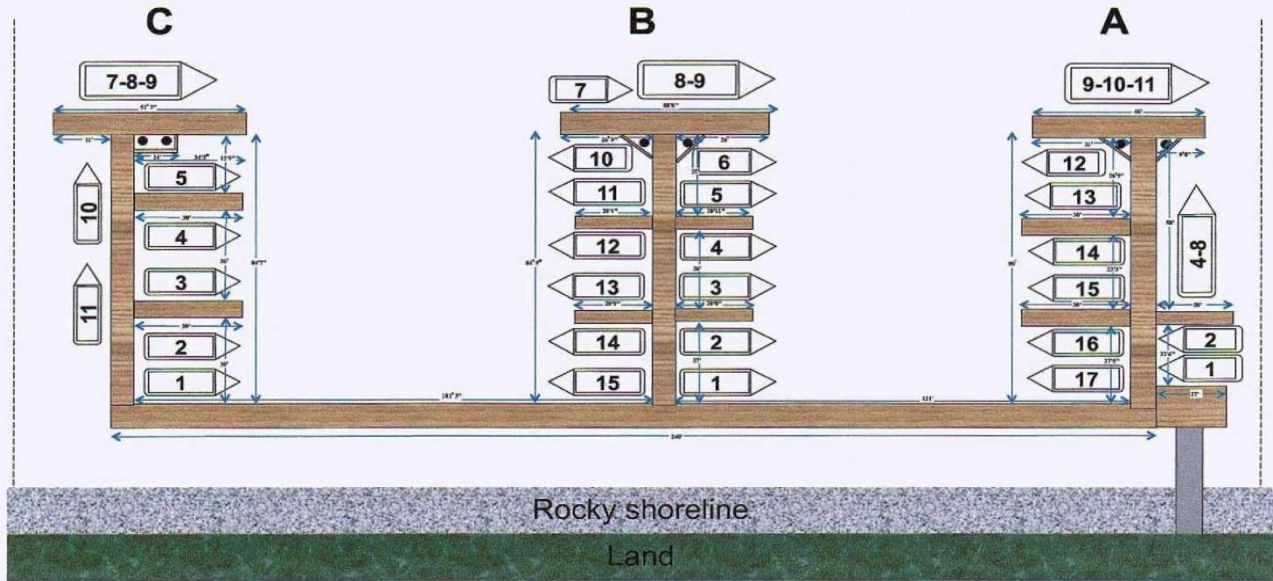
Asking: \$895,000
MLS V40439621250 Linear feet
of Marina For SaleSlips range from 30' to
50'No Barnacles on the
boats as it is a fresh
water channel off the
oceanShare
water slipsLargest private Marina in
Squamish!Foreshore property rights in
the sale include:
7 underground parking
stalls, 4 above ground
loading/unloading stalls and
storage lockers.

"The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification."

This is a Marina with 43 lots, of which 38 lots are for sale in one package. With 1250 Linear feet, the Marina can be reconfigured and/or sold out as individual slips. Beautiful fresh water location with stunning views of the chief!

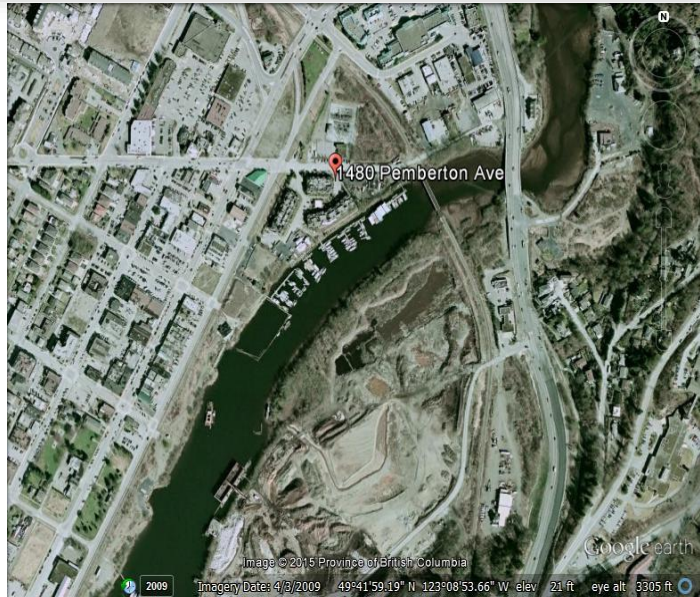
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MAMQUAM CHANNEL MARINA LTD
(dba SEA TO SKY MARINA)
1400 Pemberton Avenue, Squamish BC (as of August, 2013)



Income Statement 2014

Revenue	\$81,356.70
	<i>Less:</i>
Garbage Removal	1250.00
Water Lease	3499.78
Insurance	4420.83
Legal fees	785.85
Grounds-keeping/Snow Removal	348.56
Repairs and maintenance	203.35
Property Management	5959.09
Property Taxes	616.59
Total Expenses	<u>17,084.04</u>
Net Operating Income	\$64,272.74



CAP RATE: 7.4%



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