

40730 OLSON ROAD

\$2,500,000



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SQUAMISH

BLACK TUSK REALTY

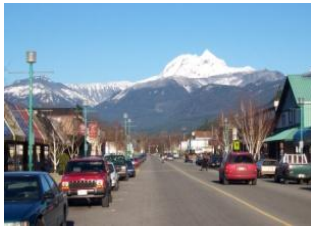


A prime location in the growing community of Squamish, ideally situated along the scenic Sea-to-Sky corridor, approximately 50 minutes north of Vancouver and 35 minutes south of Whistler. This 17.93-acre property is zoned Residential 2 (R-2) and lies just west of the growing Skyridge and Garibaldi Springs communities, with convenient access to Garibaldi Estates, Brackendale and Mamquam amenities. The Seller undertook preliminary rezoning work between 2004 and 2006. The neighbouring property to the south was rezoned and developed into the 58-unit River's Walk townhouse community, reflecting the area's transition toward higher-density residential uses. Future development is subject to municipal planning, zoning, environmental regulations and approvals.

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Notable Features of 40730 OLSON ROAD

Location:

The property is conveniently located in Squamish, approximately 50 minutes north of Vancouver and 35 minutes south of Whistler, along the scenic Sea-to-Sky Highway. Situated just west of the evolving Skyridge and Garibaldi Springs residential community and ecological reserve, the property enjoys close proximity to the established Garibaldi Estates, Brackendale and Mamquam neighbourhoods, offering a variety of shopping, restaurants, cafés, schools and everyday amenities. An extensive network of recreational trails and outdoor activities further enhances the appeal of this desirable Squamish location.

Development Potential:

The property is currently zoned Residential 2 (R-2) and may offer future redevelopment potential, subject to rezoning and approval by the District of Squamish. The Seller previously explored rezoning opportunities, with preliminary work undertaken around 2004-2006. The neighbouring property to the south was rezoned to accommodate the 58-unit River's Walk townhouse development, demonstrating the area's transition toward higher-density residential uses. Any future development opportunities would be subject to current municipal planning policies, zoning regulations and required approvals.

Property Features:

- 17.93 acres of development land in one of the fastest growing communities in BC with a location second to none
- Situated on predominantly level terrain between Highway 99 and the CN Rail corridor, with established road access from Olson Road. The property enjoys a convenient location near Garibaldi Estates, Mamquam and the evolving Skyridge and Garibaldi Springs community.
- Panoramic mountain views provide a spectacular natural backdrop to the property.
- Meaghan Creek meanders through the property, creating a picturesque, park-like setting with mature vegetation and natural green space.
- Within walking distance of Skyridge Montessori & Mamquam Elementary School and the many amenities of Garibaldi Estates, including shopping, restaurants, gyms, cafés, medical services and neighbourhood parks.
- Close to Squamish Valley Golf Course, the Mamquam River and an extensive network of walking, hiking and mountain biking trails, offering exceptional access to Squamish's renowned outdoor lifestyle.

Property Dimension:

- Total area – 7.257 hectares (17.93 acres)
- South boundary – 145.58 m (478 feet)
- North boundary – 65.32 m (214 feet)
- West boundary – 703.16 m (2307 feet)
- East boundary – 686.11 m (2250 feet)

Services:

- Municipal water and sewer to Olson Road

Legal Description:

- Lot B South $\frac{1}{2}$ of Section 14 and North West $\frac{1}{4}$ of Section 11 Township 50 Plan 21601

Parcel Identifier:

- 010-866-191

2004-2006 Project Consultants:

- Bunbury & Associates – Land Surveyors
- Binnie & Associates – Engineering
- Marianne Wade – Planning and Design
- Cascade Environmental, Mike Nelson – Environmental
- DNA - David Nairne + Associates – Site Plans and Density Feasibility



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The Wilson Group Squamish - Black Tusk Realty

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Active
R3178099

Board: V
 Other

40730 OLSON ROAD

Squamish
 Brackendale
 V0N 1T0

Land
\$2,500,000 (LP)

(SP)



Sold Date:	Original Price:	\$2,500,000
Frontage (feet):	Subdiv/Complex:	
Meas. Type: Feet	P.I.D.:	010-866-191
Frontage (metres):	Taxes:	\$32,922.03
Depth:	For Tax Year:	2026
Price/SqFt:	Zoning:	R-2
Sub-Type:	Rezoneable?	Yes
Flood Plain:	Yes	
Exposure:	South	
Permitted Use:	Mixed	
Title to Land:	Freehold NonStrata	
Tour:		

Lot Area

Acres:	17.93
Hect:	7.26
SqFt:	0.00
SqM:	0.00

[View - Specify](#)

Sanitary Sewer: **At Lot Line**
 Storm Sewer: **Nearby**
 Water Supply: **City/Municipal**
 Electricity: **Nearby**
 Natural Gas: **Not Available**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Available Through L.B.**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail: **No**
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing: **None**
 Property in ALR/FLR: **No**
 Information Pkg: **Yes**
 Sign on Property: **N**
 Sketch Attached: **Yes**
 Property Disclosure: **No**
 Trees Logged in last 2yr?: **No**
 First Nation Reserve:

Legal: **LOT B, PLAN VAP21601, PART S1/2, SECTION 14, TOWNSHIP 50, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & NW 1/4 SEC 11**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Restrictions: **Development, Environmental**

Listing Broker 1: **Black Tusk Realty**
 Listing Broker 2: **Black Tusk Realty**
 Listing Broker 3:

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