

# \$1,393,000 - 38036 Sixth Avenue, Squamish

MLS® #R2899866

**\$1,393,000**

2 Bedroom, 3.00 Bathroom, 2,400 sqft

Single Family on 0.21 Acres

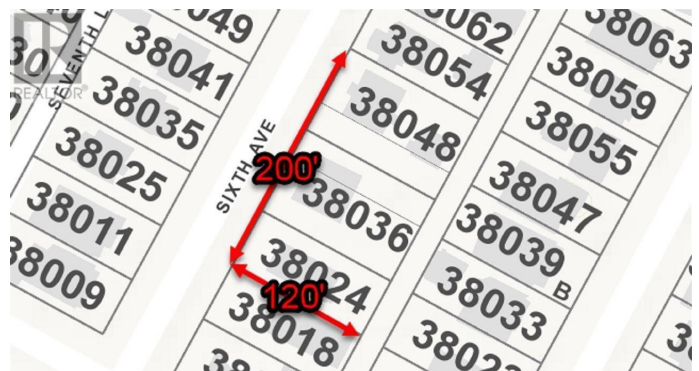
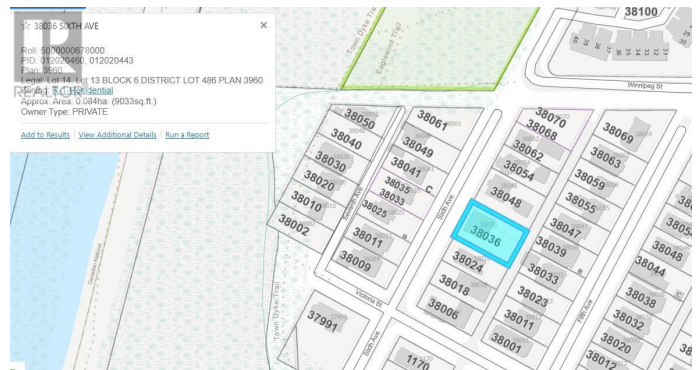
N/A, Squamish, British Columbia

LAND ASSEMBLY - Excellent development opportunity in the core of downtown Squamish. Two adjacent lots at 38024 & 38048 Sixth Ave are available for sale, creating a combined 24,000 sqft development site with 200ft frontage and laneway access available to all lots. These properties are zoned "Downtown Residential" under the Official Community Plan (OCP), multifamily development up to 2.0 Floor Area Ratio (FAR). Geotechnical, Phase 1 environmental assessment, and a massing study have been completed. Buyers are to verify density and zoning details directly with the DOS. Check out this incredible location in person, close to all amenities of downtown Squamish yet tucked in a quieter area steps from the Squamish estuary and Eaglewind Park. Please do not disturb tenants. (id:6289)

Built in 1970

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | R2899866      |
| Price          | \$1,393,000   |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Square Footage | 2,400         |
| Acres          | 0.21          |
| Year Built     | 1970          |
| Type           | Single Family |



Sub-Type Freehold

## Community Information

Address 38036 Sixth Avenue  
Subdivision N/A  
City Squamish  
Province British Columbia  
Postal Code V0N3G0

## Amenities

Amenities Marina, Recreation, Shopping  
Features Central location  
View View

## Interior

Appliances All  
Heating Electric

## Listing Details

Listing Office Macdonald Realty



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Listing information last updated on October 24th, 2025 at 1:31pm PDT