

\$1,552,000 - 38048 Sixth Avenue, Squamish

MLS® #R2899869

\$1,552,000

3 Bedroom, 1.00 Bathroom, 1,365 sqft

Single Family on 0.21 Acres

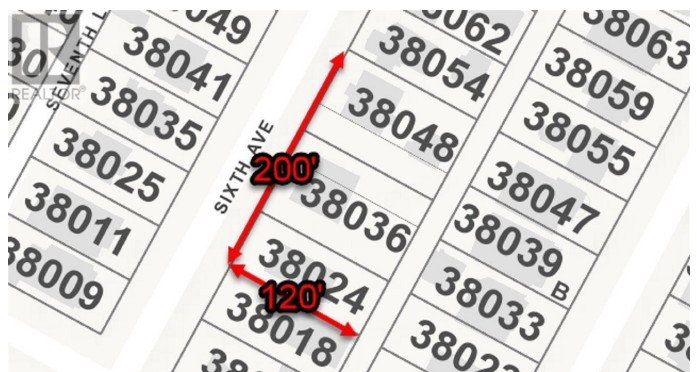
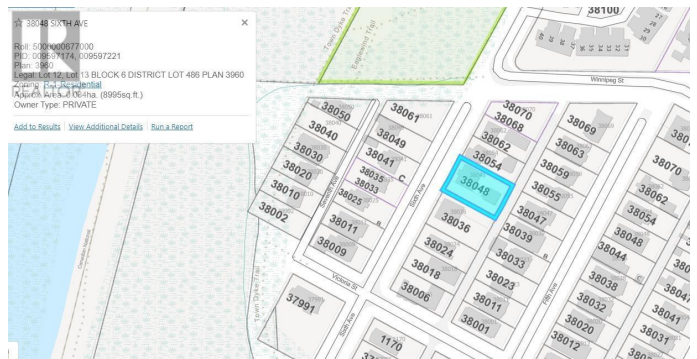
N/A, Squamish, British Columbia

LAND ASSEMBLY - Excellent development opportunity in the core of downtown Squamish. Two adjacent lots at 38024 & 38036 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 1950

Essential Information

Listing #	R2899869
Price	\$1,552,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,365
Acres	0.21
Year Built	1950
Type	Single Family



Sub-Type	Freehold
Style	Bungalow

Community Information

Address	38048 Sixth Avenue
Subdivision	N/A
City	Squamish
Province	British Columbia
Postal Code	V0N3G0

Amenities

Amenities	Marina, Recreation, Shopping
Features	Central location
Parking Spaces	2
Parking	Garage
# of Garages	2
View	View

Interior

Appliances	All
Heating	Electric, Natural gas
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Listing Details

Listing Office	Macdonald Realty
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Listing information last updated on October 24th, 2025 at 1:01pm PDT