



For Lease: Commercial

#101 & 103-37738 Third Avenue Squamish, BC

Ground floor commercial and high-bay storage space available in downtown Squamish



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#101 & 103-37738 Third Avenue Squamish, BC



Available Space

Unit 101	865 SF
Unit 103	1,290 SF

Total 2,155 SF



Basic Rent

Unit 101	\$25.00 PSF/annum
Unit 103	\$15.00 PSF/annum

Additional Rent (2026 estimate)
\$12.25 PSF/annum



Availability

Immediate



Zoning

CD-61 (Comprehensive Development)

Property Highlights

- Two (2) parking stalls and loading area
- Downtown Squamish location, minutes to the oceanfront
- Quick access to key routes through town
- Walkable area with various amenities
- Lease separately or combine for a total of 2,155 SF

Opportunity

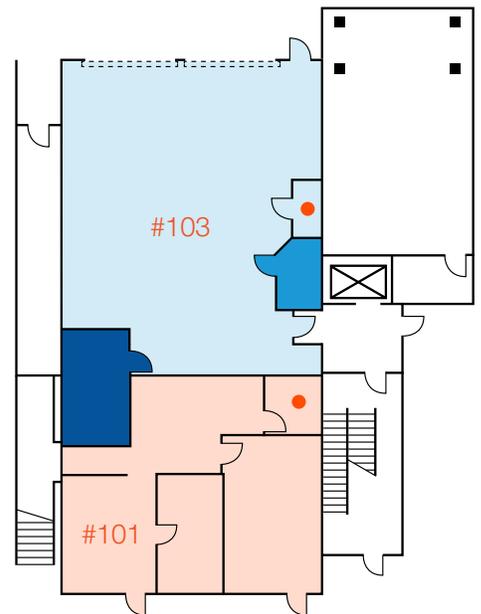
Units 101 and 103 at 37738 Third Avenue offer a flexible leasing opportunity for businesses seeking either a customer-facing commercial presence, a professional office, high-bay storage and warehouse space, or a combined premises.

Unit 101 provides 865 SF of ground floor commercial space with a storefront, private rooms, open area and a private washroom, well suited for retail, artisan and studio concepts, and professional office users.

Unit 103 offers 1,290 SF of high-bay storage and warehouse space with an efficient open layout, ideal for clean, functional storage in a highly convenient, easy-to-reach downtown location. Available separately or combined, the spaces can accommodate a wide range of needs, including contractors and service businesses looking to pair a front-of-house showroom or office with on-site storage.

Floor Plan

- Elevator Room
- Mechanical & Sprinkler Room
- Overhead Bay Doors (2) (11W x 13.5H)
- Washrooms



Location

37738 Third Avenue is centrally located in downtown Squamish, offering an easy-to-reach, highly walkable setting surrounded by restaurants, cafés, and everyday services. The property benefits from quick access to key routes through town and is just minutes from the oceanfront, making it a convenient location for both staff and customers, while growing residential density in the immediate area continues to strengthen the local customer base and day-to-day activity.

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