

INVESTMENT OFFERING · MLS® R3163255 · DOWNTOWN SQUAMISH

38030 Seventh Avenue

Five self-contained suites. Four tenants paying \$8,024 a month. One top floor to live in — or rent.

LIST PRICE

\$1,995,000

5 Self-contained suites	5,307 Sq. ft. over three levels	\$8,024 In-place monthly rent
100% Rental occupancy	5.84% Cap rate, fully tenanted	2005 Year built

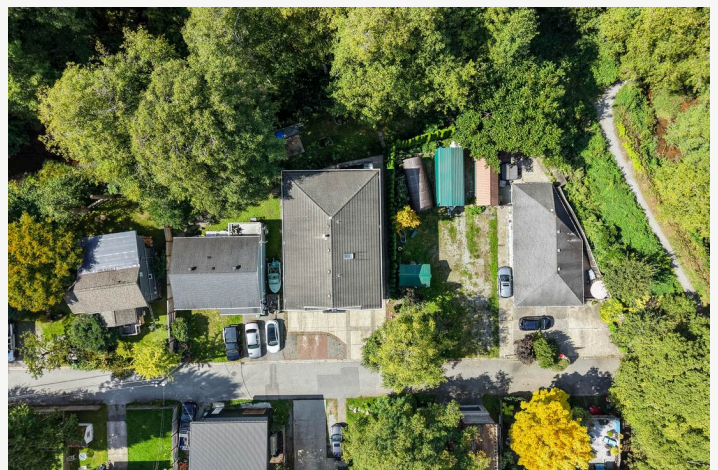
Every suite here has its own kitchen, its own bathroom with a window, and its own front door. Four of them are rented today. The fifth is the entire third floor — and it has rented for \$3,925 a month before.

38030 Seventh Avenue was built in 2005 across three levels with independent entrances, a full kitchen in every suite, radiant hot-water heat off one central boiler, shared laundry and lockable storage for the rental tier, and ample off-street parking on the driveway. It sits on a quiet no-through street in the downtown Squamish corridor, a short walk from Cleveland Avenue, backing onto the green edge of the Squamish Estuary.

Most multi-unit stock in this corridor is either purpose-built and priced on institutional cap rates, or a single-family house with one basement suite and one extra rent cheque. This property is legally a single-family home, laid out as five self-contained suites on a 6,000 sq. ft. downtown lot — in a market where the small-suite rental pool is chronically undersupplied, and with a documented rent roll rather than a pro forma.



Rear elevation — independent suite entries and exterior stair



The site — ample off-street parking, off a no-through street

Live in it, or rent all five

OPTION ONE • OWNER-OCCUPIER

Four rents against your mortgage

Take the third floor — three bedrooms, three bathrooms, an office and a Chief view — and let the four suites below carry the debt.

Rental income, four suites	\$8,024 / mo
Less operating expenses	−\$2,246 / mo
Net contribution	\$5,778 / mo
Debt service, 20% down at 5.0%	\$9,282 / mo

\$3,505 / month

Your net carry for a ≈2,450 sq. ft. three-bedroom —

OPTION TWO • INVESTOR

All five doors, fully tenanted

Rent the third floor at the \$3,925 it has achieved before and the building becomes a five-door income asset.

Gross scheduled income	\$143,388 / yr
Less operating expenses	−\$26,955 / yr
Net operating income	\$116,433 / yr

5.84%

Cap rate at the \$1,995,000 list price, on today's rents with the third floor let.

Debt service illustrative at 20% down, 5.0% nominal, 25-year amortization — confirm rates and terms with your mortgage advisor. Operating expenses of \$26,955 a year are the owner's actual costs, itemised on the following page; utilities are bundled into gross rents. They exclude property management, maintenance reserve and vacancy.

Every dollar the building costs to run

These are the owner's actual annual costs, itemised rather than rounded. Utilities are bundled into gross rents, so tenants pay no separate hydro, gas, water or internet — which is why this ledger carries them. Other than the 2026 property tax assessment, the figures shown are 2025 actuals. None of these are fixed costs — consumption, rates and premiums vary from year to year.

EXPENSE	ANNUAL	MONTHLY
Property tax (2026)	\$7,499	\$625
Utilities — sewer, water, garbage	\$6,089	\$507
Insurance	\$5,940	\$495
Hydro	\$2,150	\$179
Natural gas	\$2,637	\$220
Internet & TV — provided to suites	\$2,640	\$220
Total operating expenses	\$26,955	\$2,246

\$26,955	18.8%	\$5,391	\$2,246
Total annual	Of gross income, fully tenanted	Per door, per year	Per month, all five suites

What these figures include

Every utility is bundled into the gross rents — tenants pay no separate hydro, natural gas, water, sewer, garbage or internet, and the owner carries all of them. Internet and television, at \$2,640 a year, is a service the current owner chooses to provide rather than a fixed cost of ownership. Figures exclude property management, maintenance reserve and vacancy; a purchaser should add their own allowances for these.

Excludes property management, maintenance reserve and vacancy — a purchaser should add their own allowances for these. For an owner-occupier the figure above already includes the hydro, gas, water, insurance and internet for your own home: costs you would carry in any house, not an expense of the rental operation.

What every door pays

SUITE	CONFIGURATION	SIZE Approx. sq. ft.	IN PLACE Per month	STATUS
Owner's Residence — Suite E Third floor	3 bed · 3 bath · office	2,450	—	Owner-occupied
Suite D Second floor	2 bed · 2 bath	920	\$2,600	Tenanted
Suite C Second floor	2 bed · 1 bath	885	\$2,771	Tenanted
Suite B First floor	1 bed · 1 bath	665	\$853	Tenanted
Suite A First floor	1 bed · 1 bath	460	\$1,800	Tenanted
Four rental suites			\$8,024	
All five suites		5,307	\$11,949	

5.84% Cap rate, fully tenanted	13.9× Gross rent multiplier	\$399,000 Price per door	\$376 Price per sq. ft.
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In-place rents are the current contracted amounts. The \$3,925 shown for the owner's residence is a rent the suite has achieved previously and is not a representation that it can be achieved again. Metrics are calculated on the fully-tenanted figure at the \$1,995,000 list price. Individual suite areas are approximate, derived from the floor plan; only the per-floor totals are measured. Tenancy agreements and rent history are available to qualified buyers on request.

THIRD FLOOR

Owner's Residence — Suite E

3 bed · 3 bath · office

RENTED PREVIOUSLY AT

\$3,925/mo

SUITE SIZE

≈2,450 sq. ft.

OWNER - OCCUPIED

The owner's residence takes the entire third floor. On the two levels below it also takes in a private office, a laundry room, a storage room, the front entrance and the stairwell that connects them — roughly 2,450 sq. ft. in all. A kitchen open to the family room, separate living and dining rooms, three bedrooms, three bathrooms, two gas fireplaces, and three balconies, one looking straight at the Stawamus Chief. It has rented for \$3,925 a month in the past.

Third floor of 1,887 sq. ft., plus ≈565 sq. ft. below

Kitchen open to a large family room

Separate living and dining rooms

Primary bedroom with private balcony and ensuite

Private office, laundry and entrance, separate from the rental tier

Private storage room and attached garage



Kitchen open to the family room



Living room



Primary bedroom



Balcony — the Chief



Primary ensuite



Private laundry

SECOND FLOOR

Suite D

2 bed • 2 bath

CURRENT RENT

\$2,600/mo

SUITE SIZE

≈920 sq. ft.

TENANTED

Two full bathrooms in a two-bedroom is uncommon in Squamish's suite stock, and it is the configuration that turns a shared rental into a comfortable one. The primary bedroom is surprisingly long — a room that takes a desk or a dresser without argument — and the eat-in kitchen sits open to the living room.

Two full bathrooms

Surprisingly long primary bedroom

Eat-in kitchen open to the living room

Own entrance • shared laundry and in-suite storage room



Living and kitchen



Dining and living



Primary bedroom



Bathroom

SECOND FLOOR

Suite C

2 bed · 1 bath

The highest rent in the building, and the space explains it: the largest kitchen of any suite here — a room to eat in, not a galley — a separate living room, and two properly sized bedrooms. Usable space, not fixture count, is what the two-bedroom market pays for in this corridor.

CURRENT RENT

\$2,771/mo

SUITE SIZE

≈885 sq. ft.

TENANTED

The largest eat-in kitchen in the rental tier

Separate living room

Two well-proportioned bedrooms

Own entrance · shared laundry and lockable storage



Living area



Eat-in kitchen



Primary bedroom



Bathroom

FIRST FLOOR

Suite B

1 bed · 1 bath

CURRENT RENT

\$853/mo

SUITE SIZE

≈665 sq. ft.

TENANTED

The larger of the two one-bedrooms: a separate living room, its own dining area, a full kitchen and a generous bedroom. Held by a long-standing tenancy.

Separate living room and dining area

Full kitchen

The larger of the two one-bedroom suites

Own entrance · shared laundry and lockable storage



Living and dining



Kitchen



Bedroom



Bathroom

FIRST FLOOR

Suite A

1 bed · 1 bath

CURRENT RENT

\$1,800/mo

SUITE SIZE

≈460 sq. ft.

TENANTED

The compact one-bedroom on the first floor — a living room with an eat-in kitchen, its own bathroom and its own entrance, with shared laundry and lockable storage a few steps away.

Living room with eat-in kitchen

Efficient single-bedroom layout

Shared laundry and lockable storage

Own entrance



Living area



Kitchen



Bedroom



Bathroom

FLOOR PLAN

How the five fit together



Suites A to E across the three floors. The owner's residence (E) takes the third floor plus the office, laundry, storage room, entrance and stairwell below.

Measured floor areas are 1,493 sq. ft. (first), 1,927 sq. ft. (second) and 1,887 sq. ft. (third) — 5,307 sq. ft. in total, excluding the 433 sq. ft. garage, 781 sq. ft. of porch, 187 sq. ft. of balcony and 168 sq. ft. covered patio. Individual suite areas quoted in this document are approximate, derived from the floor plan; only the per-floor totals are measured. The owner's residence comprises the third floor plus approximately 565 sq. ft. of office, laundry, storage, entrance and stairwell below, excluding the garage. Measurements from BC Assessment and the marketing floor plan; buyer to verify.



Rear deck and garden – shared outdoor space at the green edge of the lot

How the income is held together

OCCUPANCY	All four rental suites are occupied. Leases are deliberately staggered: two suites on month-to-month tenancies, two on recently executed one-year fixed terms — so the building is not exposed to a single simultaneous turnover window, and a purchaser retains near-term flexibility on two units.
DOCUMENTATION	Move-in condition inspection reports have been completed for the units on fixed-term leases, establishing a documented baseline for damage claims. Tenancy agreements, rent amounts and terms will be provided to qualified buyers on request.
ENFORCEMENT HISTORY	No municipal compliance or enforcement notices on record. The District of Squamish issues five separate water and sewer accounts to the address — one per suite — billed annually to the owner.
RENT REGULATION	Tenancies are governed by BC's Residential Tenancy Act. The maximum allowable annual increase for 2026 is capped at 2.3%, so growth on sitting tenants is limited and the material upside is at turnover — which is precisely what Suite C represents.
VIEWINGS	Occupied suites are shown on second viewings only, with a minimum of 24 hours' notice, in accordance with the Residential Tenancy Act.

AT COMPLETION

What transfers with the keys

Occupancy	100% – no lease-up period	Domestic hot water tank	New
In-place income from day one	\$8,024 / mo	Central boiler	Serviced 2025
Tenancy agreements	Executed, transferring	Municipal utility accounts	5, established
Move-in condition reports	Completed, fixed-term units	Rent roll & utility history	Provided for underwriting

A purchaser takes over a building that is already running: every suite occupied, every agreement documented, the two mechanical items most likely to surface in a first-year capital budget already addressed, and a billing history that a lender can underwrite against.

What a buyer needs to know

ACCOMMODATION STATUS	The property contains four non-conforming accommodation suites. They are not permitted or legally conforming under current District of Squamish zoning and building bylaws. The issuance of five utility accounts reflects servicing and billing only; it is not municipal approval of the suites and should not be relied on as evidence of legal status.
VERIFICATION	Buyer to verify and satisfy themselves with all measurements, permits, zoning, income figures and accommodation status. Square footage, lot dimensions and room sizes are taken from BC Assessment, MLS® and the marketing floor plan.

BUILDING, SYSTEMS & SITE

What you are buying, mechanically

Year built	2005	Heating	Radiant, central gas boiler
Total floor area	5,307 sq. ft.	Boiler service	Serviced 2025
Lot	≈6,000 sq. ft. (557 m²)	Domestic hot water	Tank being replaced – new to buyer
Frontage	60 ft	Fireplaces	2 – natural gas
Construction	Wood frame	Parking	Ample off-street + street
Roof	Concrete tile – original, sound	2026 gross taxes	\$7,498.86

Concrete tile roofing carries a long service life and no envelope deficiencies have been reported. The central boiler was serviced in 2025 and the domestic hot water tank is being replaced ahead of completion, transferring to the purchaser as a new component — removing the two mechanical items most likely to surface in a first-year capital budget on a building of this age.

LOCATION

Downtown Squamish, on the estuary edge

The Squamish Estuary Wildlife Management Area sits behind the property — protected land, so the green outlook and the quiet at the back of the lot are permanent rather than a matter of what gets built next. The Stawamus Chief fills the view from the upper balconies.

Downtown Squamish has absorbed a decade of the District's densification effort, and Seventh Avenue is a no-through street a short walk from Cleveland Avenue's shops and restaurants. Tenant demand is driven by a workforce commuting both directions on the Sea-to-Sky and by the recreation economy — exactly the profile that keeps one- and two-bedroom suites full, and the reason this building is at 100% occupancy.



The neighbourhood – Downtown Squamish beneath the Chief



The estuary and Howe Sound, immediately west

Squamish Estuary trails	Adjacent
Cleveland Avenue	Walk
Downtown waterfront	Walk
Stawamus Chief Provincial Park	Short drive
Sea-to-Sky Gondola	Short drive
Whistler / Vancouver	≈1 hr each

LISTING REPRESENTATION

Jennifer Sale PREC*
Sutton Group–West Coast Realty

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LISTING REFERENCE

MLS® R3163255
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