



# 1055 MILLAR CREEK ROAD

Function Junction, Whistler, BC

FOR SALE  
1.38 ACRE FULLY TENANTED  
INVESTMENT OPPORTUNITY

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## PROJECT SUMMARY:

Rare opportunity to purchase a 1.38 acre improved site in the Resort Municipality of Whistler, BC located at the southern and main gateway of town in Function Junction. The ability to increase site density, coupled with growing rental rates, low vancamcies, and expansive zoning makes this property an excellent investment opportunity for buyers.

## INVESTMENTS HIGHLIGHTS:

- 1.38-acre improved site located at the southern (main) gateway to Whistler in the "Function Junction" industrial node, 7km south of Whistler Village.
- Fully leased building in an extremely low vacancy rate area.
- Improved with a 27,212 square foot high-quality pre-cast concrete and structural steel commercial warehouse building, with 300 square feet of glazed frontage and large overhead loading doors at rear.
- Ability to add approximately 17,900 square feet of additional density.
- Desirable zoning allowing for a unique combination of light industrial, commercial services, office and residential (including non-restricted, and resident restricted housing).
- Comparable area lease rates demonstrate significant growth and support upside in rental rates.

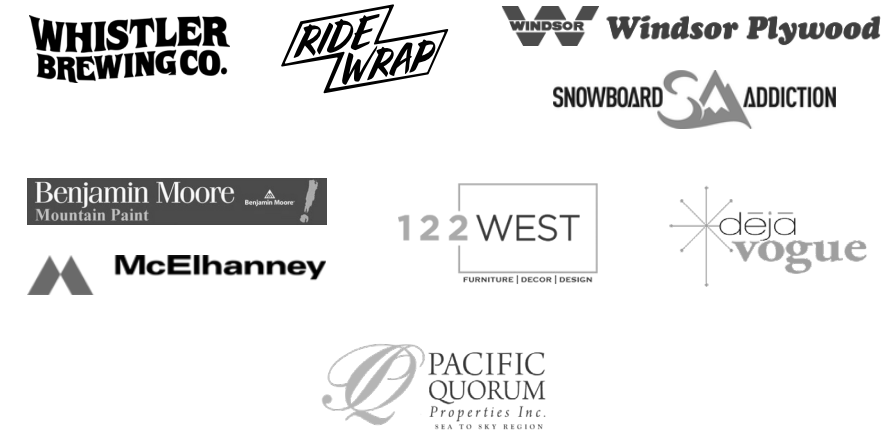
## RARE OPPORTUNITY



## SALIENT FACTS

- ✦ **Civic Address:** 1055 Millar Creek Road, Whistler, BC  
Located in Function Junction
- ✦ **Legal Address:**  
Lot A District Lots 4119, 7861 And 7862 Group 1 New Westminster  
District Plan BCP3043  
PID: 025-562-002
- ✦ **Building Area:** 27,212 SF, consisting of 22' clear rear bay space, retail storefronts, mezzanines and 2nd floor office
- ✦ **Site Size:** 1.38 acres, with 340' property frontage
- ✦ **Asking Price:** \$12,500,000
- ✦ **Tenancy:** Fully leased to a mix of retail, light industrial and office tenant & one residential rental unit.
- ✦ **2022 Property Tax:**
- ✦ **Year built:** 1993

## TENANTS



## CONTACTS

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# AERIAL



# PHOTOS



# IS4 ZONING

## PURPOSE

The intent of this site-specific zone is to provide for light industrial uses, commercial services and certain offices having similar space requirements or close business ties with industrial activities.

 [LINK TO ZONING BYLAW](#)

## DENSITY/ DEVELOPMENT POTENTIAL

Existing density is at a 0.45 Floor Space Ratio (FSR), maximum permitted FSR under IS4 zoning is 0.75 allowing for approximately 17,900 square feet of extra density on site.

## UNIQUE FEATURES

In addition to the typically permitted light industrial and service commercial uses in Function Junction, IS4 differentiates the property by further allowing office as an outright use on all levels, up to four residential dwellings and unlimited resident restricted housing, which there is an extreme shortage of in Whistler. These unique permitted uses provide added value and a wider variety of permitted tenancies.

## PERMITTED USES

- auxiliary buildings and auxiliary uses;
- ambulance headquarters or station;
- appliance repair shop;
- auxiliary residential dwelling unit;
- bakery;
- car wash;
- catering establishment;
- craft workshop;
- freight, transport or handling;
- laboratory, scientific and research, but excluding medical/dental;
- laundry and dry cleaning;
- manufacturing, processing, assembling, repairing and servicing of the following products provided the use is totally enclosed within a building or structure:
  - (i) chemical or chemical products;
  - (ii) clothing;
  - (iii) electrical products or appliances;
  - (iv) food or beverages;
  - (v) jewellery;
  - (vi) leather products; plastic products;
  - (ix) shoes and boots; and
  - (x) sporting goods and recreational equipment;
- messenger or courier service;
- motor vehicle sales, leasing and servicing, excluding body repairs;
- nursery or greenhouse;
- general office use;
- pet grooming;
- photo finishing;
- publishing or printing;
- radio, television or recording studio;
- resident housing;
- restaurant (Bylaw No. 2014);
- retailing and rental, but only including motor vehicles, industrial equipment, machinery, motor vehicle accessories and parts, bicycles, boats and boating supplies, hardware and building supplies, small equipment, tools, motors and household items;
- school, craft or vocational;
- transit maintenance facility;
- veterinary clinic;
- warehousing;
- wholesaling;
- establishments licensed for the sale and consumption of alcoholic beverages on the premises including neighbourhood public house;
- Indoor recreation (Bylaw No. 2003).

# AREA OVERVIEW

Whistler, BC, a world class resort destination in the Coast Mountain range, is located 125 kilometers north of Vancouver on the Sea-to-Sky Highway. Recognized as one of the world's most popular year-round tourist destinations famed for its spectacular setting and renowned outdoor recreational activities, Whistler is home to North America's largest ski resort (host of the Vancouver 2010 Winter and Paralympic Games), extensive mountain bike & hiking terrain, numerous lakes and a vibrant town centre. With a population of approximately 14,000 permanent residents, Whistler receives about 3 million overnight visitors each year. Whistler caters to a daily population of approximately 30,000 to 70,000 people during peak times.

With a footprint of 240 square kilometers, Whistler is home to numerous hotels and lodging, shops, businesses, bars and restaurants that serve the ever-increasing numbers of residents and visitors to the area. The subject property, 1055 Millar Creek Road, is in "Function Junction", 7 km south of Whistler Village at the southern gateway to Whistler. Function Junction serves as the municipalities principle industrial and service commercial node. Home to a curated mix of local and national industrial, service commercial and retail tenants including home & garden, construction supply, bakeries, breweries, office users and residential, Function Junction continues to grow as a crucial community hub.

