R2562576
Active
Other
Land

12975 SQUAMISH VALLEY ROAD

Squamish
Upper Squamish
Squamish Valley Campground and RV Park 195A

$9,500,000 (LP)
(SP)
Sold Date:

Sold Date:		Subdiv/Complex:	
Frontage (feet):		P.I.D.:	**004-942-191**
Meas. Type:	**Feet**	Taxes:	**$2,091.02**
Frontage (metres):		For Tax Year:	**2020**
Depth:		Zoning:	**ALR/RS**
Price/SqFt:		Rezoneable?	
Sub-Type:			
Flood Plain:	**Yes**		
Exposure:	**East**		
Permitted Use:	**Other**		
Title to Land:	**Freehold NonStrata**		

Lot Area	
Acres:	**195.00**
Hect:	**78.91**
SqFt:	**0.00**
SqM:	**0.00**

Sanitary Sewer:	**None**	Property Access:	**Road Access**
Storm Sewer:	**None**	Parking Access:	
Water Supply:	**Well - Drilled**	Fencing:	**Wire**
Electricity:	**At Lot Line**	Property in ALR:	**Yes - Agricultural Land Reserve**
Natural Gas:	**Not Available**	Seller's Interest:	**Registered Owner**
Telephone Service:	**On Property**	Information Pkg:	**Yes**
Cable Service:	**On Property**	Sign on Property:	**N**
Prospectus:	**Not Required**	Sketch Attached:	**Yes**
Develop Permit?:	**No**	Property Disclosure:	**Yes**
Bldg Permit Apprv:	**No**	Trees Logged:	**No**
Building Plans:	**Not Available**		
Perc Test Avail:			
Perc Test Date:			

Legal: **DISTRICT LOT 994, GROUP 1, NEW WESTMINSTER LAND DISTRICT (DOUBLE EXPOSURE - REFER TO ML#C8037598)**

Site Influences:
Restrictions: **None**

Listing Broker 1: **RE/MAX Crest Realty**
Listing Broker 2:
Listing Broker 3:

12975 Squamish Valley Road, V0N 1H0 - "Squamish Valley Campground" + recently approved 50 Pad RV Park & 20 cabins (200 sf each). 195 acres of treed flat land in Upper Squamish Valley w/18 acres across Squamish Valley Road located at mile 16.5. Property is quiet & peaceful with a sandy beach section for exclusive use, 200 campsites, maintenance shop, several outbuildings, sheds & 5 Sea Can storage units (Shipping Containers) + BONUS - 1.2 million square meters of gravel deposits worth in excess of $10M. 2021 Assessment $1.449M, taxes $2,091/Yr. There are also 2- 600A electrical services and a 197 ft well with 6 inch supply line providing 15 gallons/min, Seller willing to give Buyer a 50% VTB 1st Mtg. More info on

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

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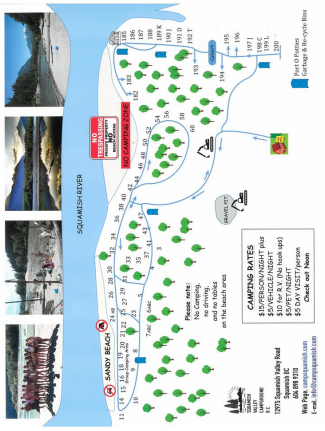

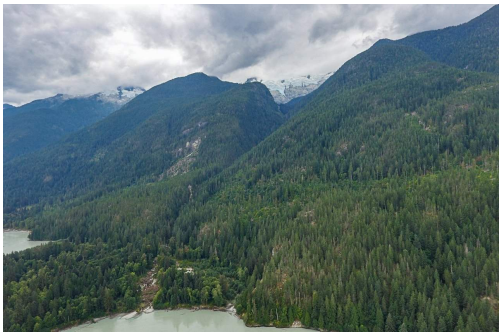

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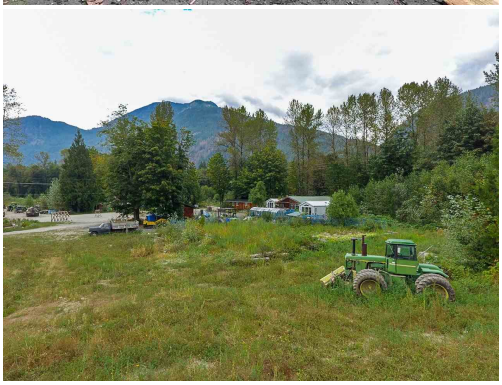

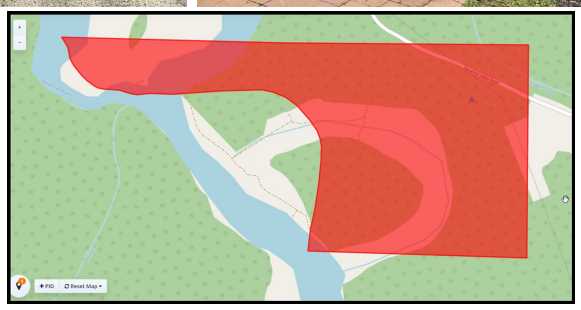

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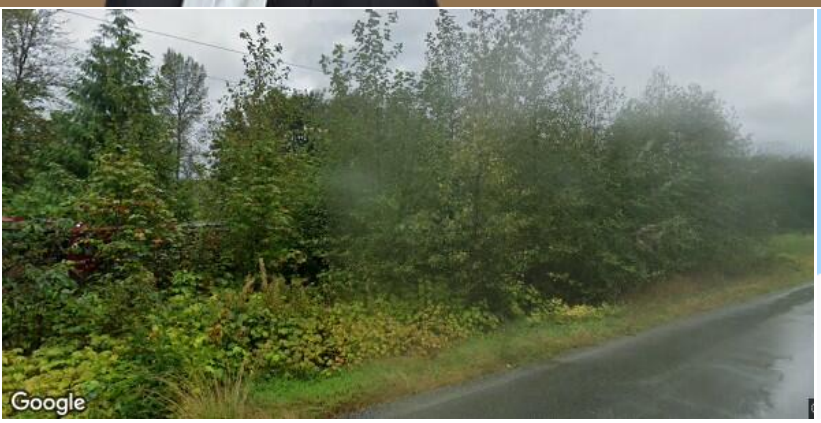
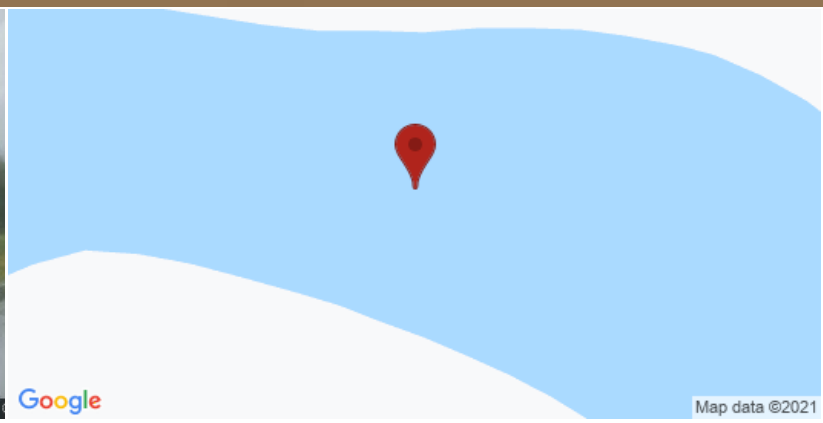
LES TWAROG
VANCOUVER WESTSIDE & DOWNTOWN SPECIALIST
604.671.7000
LES@6717000.COM





12975 SQUAMISH VALLEY RD Rural BC

PID	004-942-191	**Legal Description**	DISTRICT LOT 994, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Zoning	AGR1, Agriculture 1	**Community Plans(s)**	OCP: AGR (Agriculture); RM (Resource Management), in ALR
Registered Owner	AB*, A*		

Floor Area	-	**Max Elevation**	36.09 m	**Year Built**	2008	**Transit Score**	-
Lot Size	203.74 acres	**Min Elevation**	19.00 m	**Bedrooms**	-	**WalkScore**	-
Dimensions	-	**Annual Taxes**	$2,091.02	**Bathrooms**	-	**Structure**	CAMPGROUND (COMMERCIAL)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2388908	Expired 31/12/2019	170	$7,900,000 / -	Squamish Howe Sound Realty Ltd
V582230	Expired 21/09/2006	184	$3,900,000 / -	RE/MAX Central
V283518	Expired 02/04/2004	731	$990,000 / -	Royal LePage Black Tusk Realty

APPRECIATION

	Date	($)	% Change
Assessment	2021	$1,449,900	314.26 %
Sales History	30/12/1993	$350,000	900.00 %
	30/09/1988	$35,000	40.00 %
	13/04/1988	$25,000	

ASSESSMENT

	2020	2021	% Change
Building	$229,600	$236,400	2.96 %
Land	$1,165,500	$1,213,500	4.12 %
Total	$1,395,100	$1,449,900	3.93 %

SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Brackendale	Howe Sound
2017-18 F.I. Rating	5.7	6.8
2017-18 F.I. Rank	541/955	70/251
Special Notes	-	French Immersion; Cycling Academy; Hockey Academy

DEVELOPMENT APPLICATIONS

No records found for this parcel

Detailed Tax Report

Property Information

Prop Address	12975 SQUAMISH VALLEY RD	**Jurisdiction**	SQUAMISH RURAL
Municipality	SQUAMISH RURAL	**Neighborhood**	SQUAMISH VALLEY
Area	SQUAMISH	**SubAreaCode**	VSQUS
PropertyID	004-942-191	**BoardCode**	V
PostalCode			

Property Tax Information

TaxRoll Number	10400000	**Gross Taxes**	$2,091.02
Tax Year	2020	**Tax Amount Updated**	06/16/2020

More PIDS

004-942-191

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
			994	36				

Legal FullDescription

DISTRICT LOT 994, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		**Depth**	
Lot Size	195 ACRES	**Land Use**	
Actual Use	CAMPGROUND (COMMERCIAL)		
BCA Description	1 STY SFD - NEW STANDARD	**Zoning**	
WaterConn			
BCAData Update	01/06/2021		

Actual Totals

Land	Improvement	Actual Total
$1,213,500.00	$236,400.00	$1,449,900.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,213,500.00	$236,400.00	$6,050.00	$38,700.00	$1,405,150.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,213,500.00	$236,400.00	$588,550.00	$38,700.00	$822,650.00

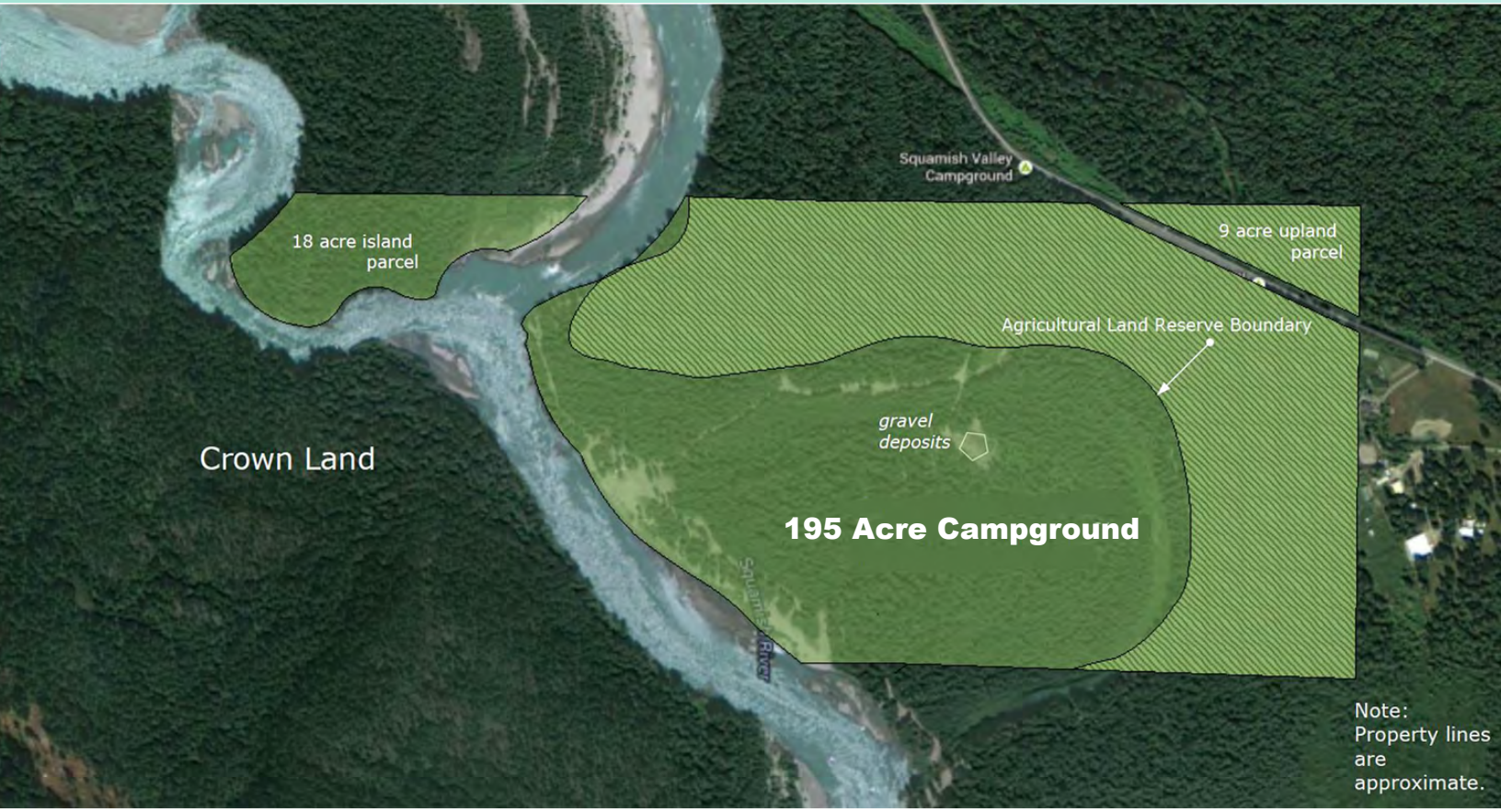
Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
12/30/1993	$350,000.00	BG467874	IMPROVED SINGLE PROPERTY TRANSACTION
9/30/1988	$35,000.00	GB111592	VACANT SINGLE PROPERTY TRANSACTION
4/13/1988	$25,000.00	GB50475	VACANT SINGLE PROPERTY TRANSACTION

195 Acres Squamish valley Campground Land and Business

12975 Squamish Valley Road, Squamish, BC, V0N 1H0

www.campsquamish.com



For further information contact:

RE/MAX Crest Realty
1428 W. 7th Avenue
Vancouver, BC, V6H 1C1
Les Twarog
604-671-7000
les@6717000.com
lestwarog.com

Squamish Valley Campground
http://campsquamish.com/index.html

SQUAMISH RIVER

SANDY BEACH

NO TRESPASSING
PRIVATE PROPERTY
NO
BEACH ACCESS

NO CAMPING ZONE

Group Camping Area

11 14 15 16 18 19 20 21 22 24 AB 25 26 27 28 29 30 31 32 33 34 35 36 37 38 40 41 42 43 44 46 47 48 50 52 54 56 58 60

10 9 8 7ABC 6ABC 5 4 3 23

182 183 185 186 187 188 189 K 190 J 191 D 192 T 193 194 195 196 197 J 198 C 199 L 200

Culvert

GRAVEL PIT

Please note:
No Camping,
no driving,
and no tables
on the beach area

SQUAMISH
VALLEY
CAMPGROUND
B.C.

12975 Squamish Valley Road
Squamish BC
604 898 9310
Web Page, campsquamish.com
E-mail, info@campsquamish.com

CAMPING RATES

$15/PERSON/NIGHT plus
$5/VEHICLE/NIGHT
$10 for R.V. (No hook ups)
$5/PET/NIGHT
$5 DAY VISIT/person
Check out Noon

Port O Potties
Garbage & Re-cycle Bins

The Land:

Currently **195 acres** on title with around 225 Acres of useful riverfront campground plus 9 acres of land to the east of Squamish Valley Road. There is also approximately 18 acres of land on a formed island in the north east corner of the site. Approximately 118 Acres of land appear to be in the ALR according to the latest maps.

The site is serviced by:

- Two 600 Amp plus one 100 Amp electrical supply
- 197' well with a 6 inch supply line providing over 15 gallons per minute of water plus a more shallow second well
- An existing family residence and office cabin with separate septic systems

The activities:

- 500 people per night stay during peak periods - apart from the access fee, firewood and ice is sold
- The movie and television industry regularly use the site for $1,500 per day for filming
- A music festival providing $30,000 for the weekend currently books the site
- (up to three events per year planned)
- 14 people are on a year to year lease providing $25,400 in total per year
- 20 people pay storage fees totalling $12,000 in total per year

Harvesting potential:

The land is currently collecting a harvest of honey from bees and the owner previously ran 50 egg producing chickens. The land has significant agricultural potential, in particular, blue berries. It also has old growth cedar and pine trees available for selective logging.

Address:

12975 Squamish Valley Road
PID 004-942-191

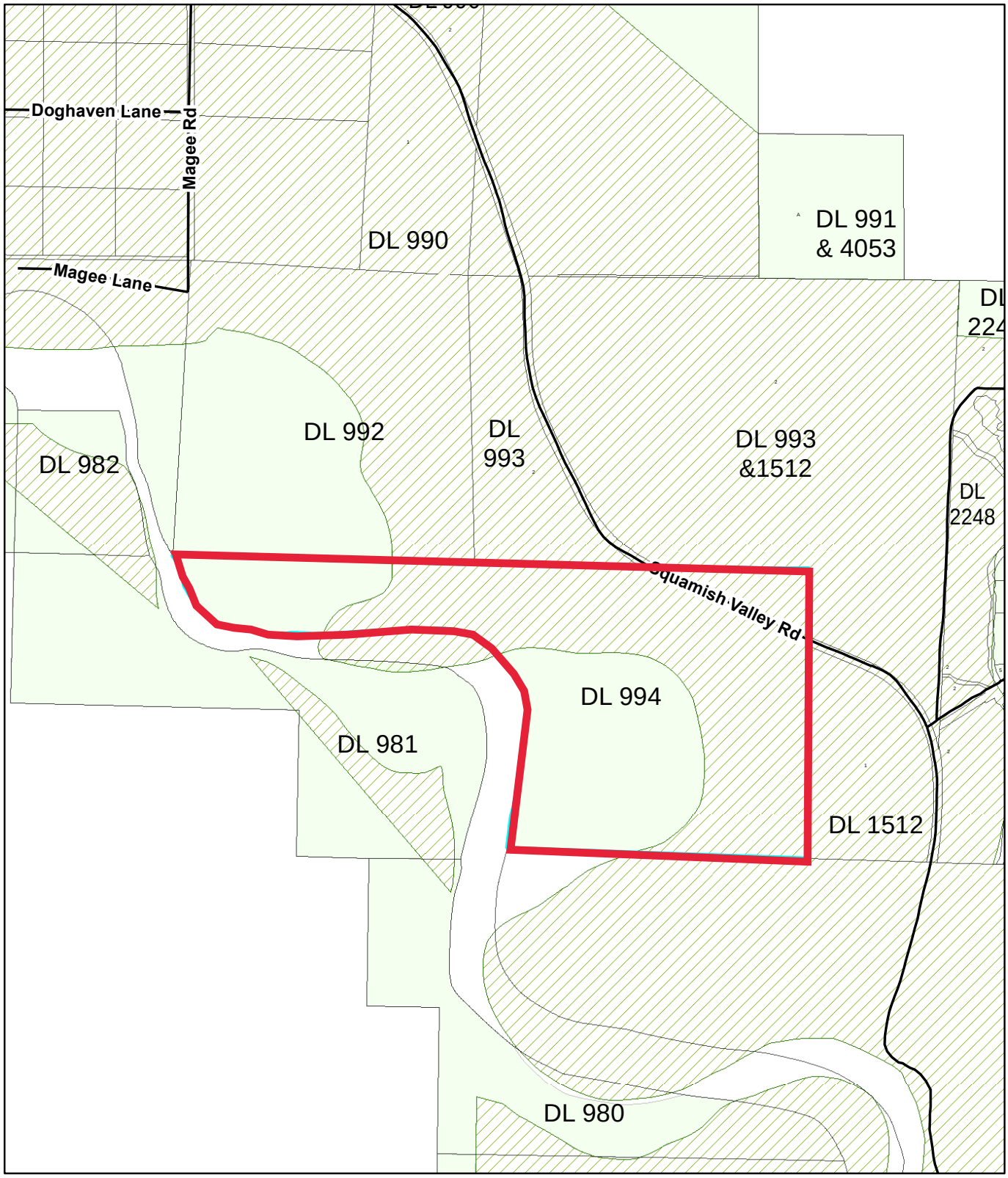
Gravel deposit:

There are substantial gravel deposits available to the site. Once paperwork is completed the gravel on the subject property could be sold for $12.00 per cubic metre at current rates. There appears to be around 1,200,000 cubic metres of gravel available.

Scaleable:

The Agricultural Land Commission has advised that 20 Cabins and 50 RV sites should be permissible on the site. Also 2 large homes should be able to be built.

Squamish Valley Road bisects the site, providing a second parcel of 9 acres to the east for future development.



General Location Map

SQUAMISH - LILLOOET REGIONAL DISTRICT

NAD 83 UTM Zone 10N

0 125 250 500 m

Legend

Parcel Fabric

ALR Boundary

Roads

DPA

Protection of Farming

SQUAMISH VALLEY CAMPGROUND

SQUAMISH RIVER

SANDY BEACH

BRIDGE

RIVER BACK FLOW

WC

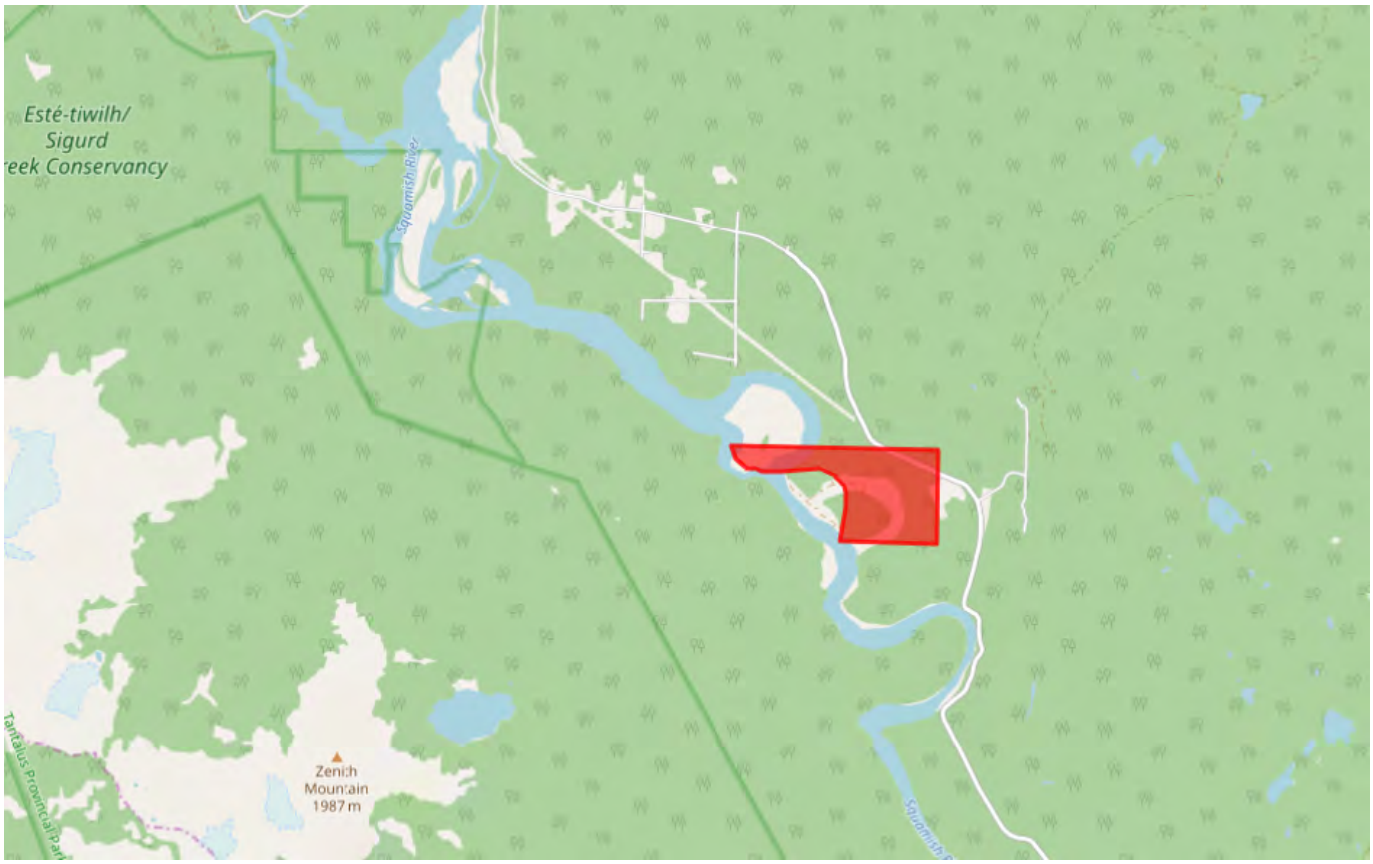
OFFICE

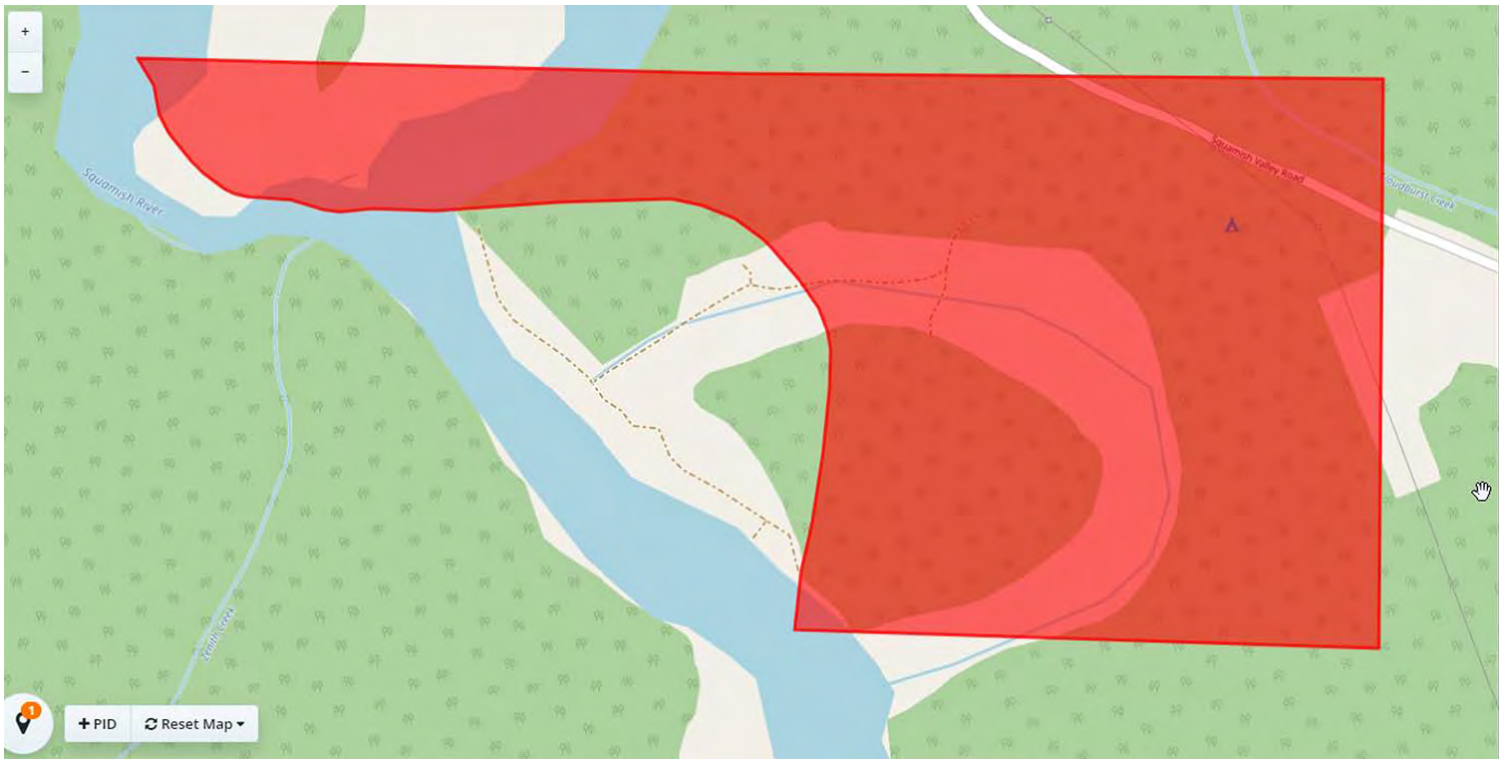
TEL:604.898.9310

www.campsquamish.com

SQUAMISH VALLEY ROAD

Garibaldi Lake
Gray Glacier
Esté-tiwilh/ Sigurd Creek Conservancy
99
Bishop Glacier
Tantalus Provincial Park
Serratus Glacier
Squamish Airport
Brackendale Eagles Provincial Park
Clowhom Lake


Esté-tiwilh/ Sigurd
eek Conservancy
Squamish River
Zenith Mountain 1987 m

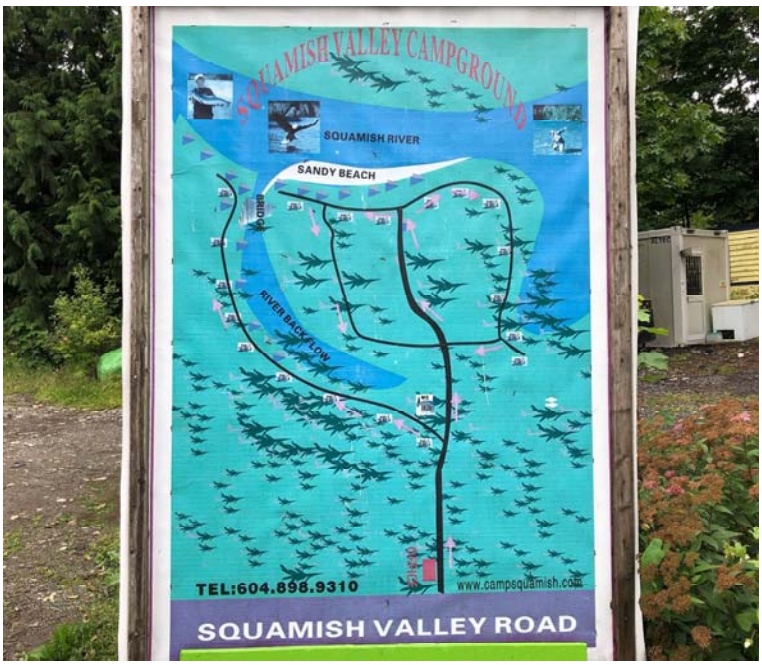

Squamish River
Squamish Valley Road
Tenquille Creek
+ PID
Reset Map

SQUAMISH
VALLEY
CAMPGROUND
12975 Squamish Valley Rd | 604-898-9310 | campsquamish.com
12975

SQUAMISH VALLEY
CAMPGROUND

OFFICE

STOP
HONK FOR SERVICE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SQUAMISH VALLEY ROAD

SQUAMISH RIVER
NO TRESPASSING
PRIVATE PROPERTY
NO
BEACH ACCESS
NO CAMPING ZONE
BEACH
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no driving,
and no tables
on the beach area
GRAVEL PIT
CAMPING RATES
$15/PERSON/NIGHT plus
$5/VEHICLE/NIGHT
$10 for R.V. (No hook ups)
$5/PET/NIGHT
$5 DAY VISIT/person
Check out Noon