

FOR LEASE
60180 HIGHWAY 99
SQUAMISH-LILLOOET REGIONAL DISTRICT, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ ~15 Acres Total, ~5 Acres Usable
- ▶ 5+ Accommodation Units
- ▶ 45 kW Hydro Capacity

John Primrose
Commercial Real Estate Advisor
C 604.727.4522
john.b.primrose@lee-associates.com

Scott Primrose
Commercial Real Estate Advisor
D 604.895.2229 C 604.729.9667
scott.primrose@lee-associates.com

CELEBRATING OVER
 **50**
YEARS IN VANCOUVER

PROPERTY AT A GLANCE

Address

60180 Highway 99

Region

Squamish-Lillooet Road, BC

Distance to Squamish

15 minutes south

Distance to Whistler

35 minutes north

Climbing

1 minute to Cheakamus Canyon

Hiking

20-minute trail to Starvation Lake

Land

~15 acres total, ~5 acres useable

Camping

2 gravel camping pads on-site

RV Field

Open field for RVs & trailers

Privacy

No neighbours – no noise limits

Power

Hydro 45 kw + diesel generator

Caretaker

Full-time on-site

Lease

Flexible – contact for pricing



Amenities & Features

- ▶ 14-person wood-fired sauna
- ▶ Pergola with loungers & patio
- ▶ No neighbours – full sound freedom
- ▶ 2 gravel camping pads on-site
- ▶ Open field for RVs & trailers
- ▶ Gated entry & on-site parking
- ▶ Trails + 20-min hike to Starvation Lake
- ▶ Large ornamental pond & stream
- ▶ 2,000 SF barn building
- ▶ River-fed hydro power system
- ▶ Full-time on-site caretaker

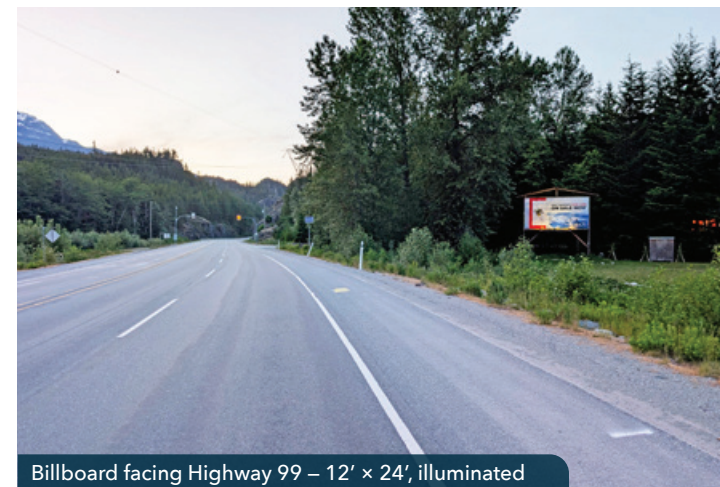


DESTINATION	DRIVE TIMES
Cheakamus Canyon Climbing	1 min
Squamish	15 min
Whistler Creekside	30 min
Whistler Village	35 min
Pemberton	65 min
Vancouver	75 min
Vancouver Airport	90 min

Ideal Uses For This Property

- ▶ **Film & Production**
 Fully private 15-acre site – no adjacent neighbours means zero noise conflict and total creative freedom. Mountains, forest, river and pergola. On-site power, caretaker, and a Highway 99 billboard on the property.
- ▶ **Workforce Accommodation**
 Critical Sea-to-Sky housing shortage. Multiple furnished units plus open field for additional RVs and two gravel camping areas.
- ▶ **Corporate Retreats & Spa**
 14-person sauna, pergola patio, pond, trail to Starvation Lake. Gated and private. Accommodates 20-40+ guests, 75 minutes from Vancouver.
- ▶ **Outdoor Recreation Base**
 1 minute to Cheakamus Canyon climbing. 35 minutes to Whistler. Hiking, biking, rafting all nearby. Year-round private base camp.

HWY 99 TRAFFIC DATA > **~14,000** AVG. DAILY VEHICLES (AADT) **~25,000+** PEAK SUMMER & SKI SEASON **3M+** ANNUAL WHISTLER VISITORS



Billboard facing Highway 99 – 12' x 24', illuminated



Barn & workshop exterior

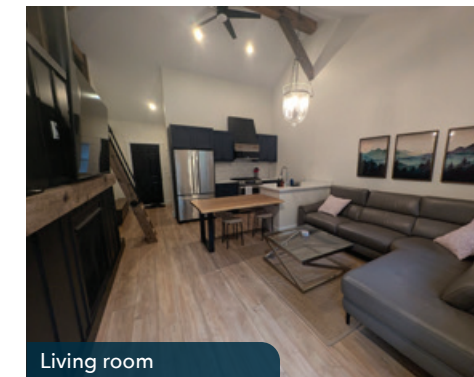
Hill House – 2 Bedrooms | 1 Bathroom | Full Kitchen & Living



Triplex – Three Separate Self-Contained Units

UNIT 1 – 2 BEDROOMS + LOFT | 1 BATHROOM

Gas Range and Fireplace • Dishwasher • 2 Queens + 1 Single • Full Kitchen • Loft



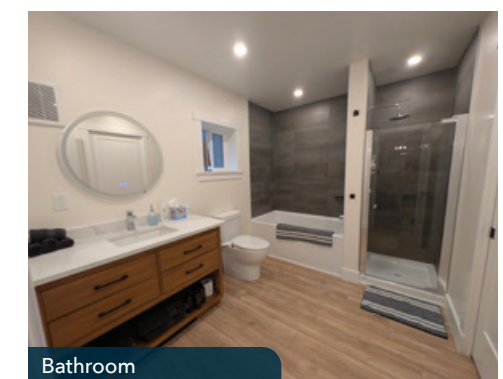
UNIT 2 – 2 BEDROOMS + LOFT | 1 BATHROOM

Gas Range and Fireplace • Dishwasher • 2 Queens + 1 Single • Full Kitchen • Loft



UNIT 3 – 1 BEDROOM + LOFT | 1 BATHROOM

Gas Range and Fireplace • Dishwasher • 1 King + 1 Single • Full Kitchen • Soaker Tub • Loft



White House – 2 Bedrooms + Office | 2 Bathrooms

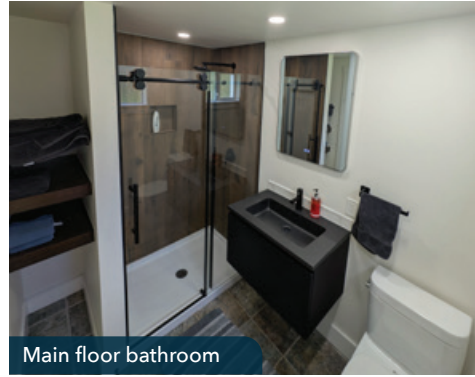
Electric Range and Pellet Fireplace • Dishwasher • 1 King • 1 Queen • Office • 2 Bathrooms • Loft



Living room



Kitchen & dining



Main floor bathroom

Tiny House – 1 Bedroom + Loft | 1 Bathroom

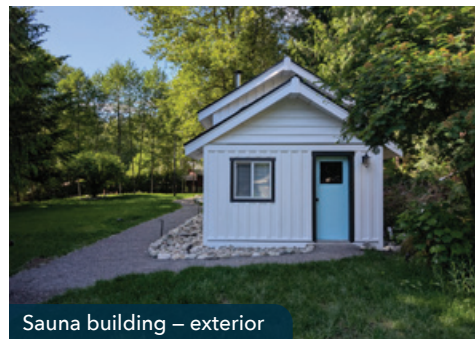
Gas Stove • Dishwasher • 2 Queens • 1 Bathroom • Compact Kitchen • Loft

14-Person Wood-Fired Sauna and Outdoor Fire Pit

Seats 14 • Wood-Fired • Stone Surround • LED Ambience Lighting



Outdoor fire pit – pergola



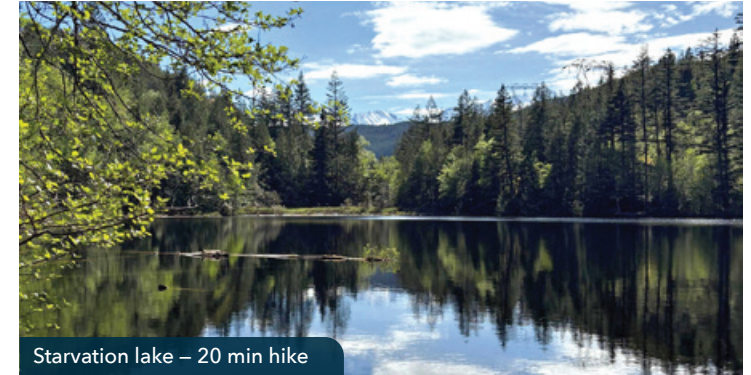
Sauna building – exterior



Interior – cedar benches & stone surround



Common area – pergola & patio



Starvation lake – 20 min hike



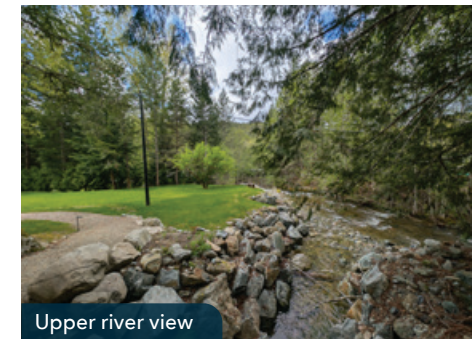
Barn building – 2,000 SF



Hill house – exterior



On-site waterfall



Upper river view



Riverside – property grounds



Gravel camping area 1



Gravel camping area 2 – riverside



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