



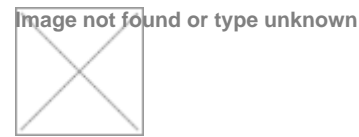
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**1936 ARTISAN ROAD, Pemberton Industrial Park, Pemberton, BC, V0N 2L0, Canada**

**MLS®# C8049919**



<b>Property Value</b>	\$1,649,000
<b>Type</b>	Land Commercial
<b>Parking</b>	8+ cars

## Description

**.75 ACRE LOT ON HWY99 IN PEMBERTON INDUSTRIAL PARK**

Commercial is at a premium in Pemberton and Whistler. One of only a few remaining industrial-zoned development lots in the region, the best has been saved for last in the growing Pemberton Industrial Park. Just one of two highway frontage lots available, this fully serviced .75 acre property features extensive highway 99 frontage visibility with level access, panoramic Mt Currie views, and plenty of year-round sunlight. Building plans are available for a five-unit warehouse-style facility and zoning allows for up to 50% site coverage and four residential units. This an excellent investment property to build on, or hold, as values and demand in The Park continue to increase steadily.

Over the past few years, Pemberton and Whistler's tourism and business sectors have experienced unprecedented growth with enthusiasts flocking to the region to live, work, and experience the myriad of outdoor adventure activities and sports.

A progressive community that supports tourism, industry, manufacturing, and farming, Pemberton is one of the fastest-growing rural regions in Canada. The town is a beautiful 25-minute drive from Whistler and offers services and amenities such as schools, shopping, restaurants, pubs, medical and dental clinics, and recreational facilities.

