



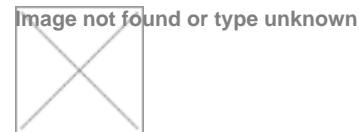
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**Unit #2 - 1920 CARPENTER ROAD, LIVE WORK SPACE IN BOOMING PEMBERTON  
BUSINESS PARK, Pemberton, BC, V0N 2L0, Canada**

**MLS®# R2327169**



<b>Property Value</b>	\$439,000
<b>Type</b>	Live/Work Space
<b>Style</b>	Ground Level Unit, Upper Unit
<b>Parking</b>	2 cars plus street parking
<b>Year Built</b>	2005
<b>Living Area</b>	1,665 sq.ft.
<b>Bathroom</b>	1 full
<b>School District</b>	Pemberton
<b>Maintenance Fee</b>	\$333.61

## Description

A unique opportunity for a live/work business in the booming Pemberton Industrial Park. The upstairs of this centre unit has been designed to be made into a one bedroom suite similar to one bedroom unit next door. The open space is currently rented monthly as a warehouse so you have an open canvass to create your very own suite. The ground floor unit is an open shop with a bathroom, mezzanine, two main doors & one 12' by 14' roll up door. 600 volt 3 phase power. There is plenty of parking out front including the cul-de-sac with great visibility for your business. Lease either the shop and/or the upstairs unit for a nice return on your investments. A great long term hold. Opportunities like this are very rare especially in Pemberton's only Industrial Park.



