



**Frank Ingham**

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**West Vancouver**

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**1941 TIMBER LANE ROAD, Pemberton, BC, V0N 2L0, Canada**

**MLS®# C8040038**



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**Property Value** \$915,000

**Type** Land Commercial

**Lot Size Area** 20,473 sq.ft.

## Description

**INVEST IN PEMBERTON'S ONLY INDUSTRIAL PARK  
AS DEMAND CONTINUES TO INCREASE**

This sunny .47 acre level lot is fully fenced and privacy screened with great Mt. Currie views. Currently operating as a storage business, the client list generates a nice monthly income that could easily increase as storage is in high demand. A six-inch village water line, four-inch village sewer line, and a hydro transformer are all on the site with a recycled pavement base. Under current Pemberton zoning, four residential units are allowed with 50% site coverage. Another storage business across the street is also available for sale.

