

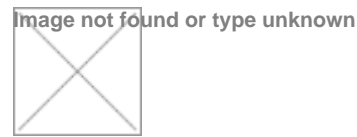


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West Vancouver
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1931 Timberlane Road, Pemberton Industrial Park, Pemberton, BC, V0N 2L0, Canada



Property Value	\$349,900
Type	Manufactured home
Style	Commercial building and property
Parking	5+ cars
Year Built	1985
Taxes	\$4,888.36
Living Area	960 sq.ft.
Lot Frontage	143.38 ft
Lot Depth	373.39 ft
Lot Size Area	1.13 acres
Bedrooms	2
Bathrooms	2 full

Description

Prime industrial property with access from both Timberlane and Stonecutter roads for subdivision potential. This 1.134 acre flat level lot has great traffic exposure to surrounding businesses. A 960 sq. ft. modular building with offices, full kitchen plus 2 bedrooms & 2 bathrooms 1 with a shower, is included along with a storage shed. The property has been operated as a concrete plant in the past with government approved 3 stage settling ponds & a 2 inch water service that runs across the whole property. All DCC's have been paid & there is an environmental audit available as well. A separate power service is located at the opposite end of the property from the building. Municipal water and sewer along with hydro are available to both ends of the lot. The M-1 zoning allows for multiple uses plus four residential units. This package has huge potential with plenty of options down the road with income in the meantime...Easy to show anytime!

