



**Frank Ingham**  
Phone: (604) 230-8167  
Mobile: (604) 230-8167  
Fax:  
Email: frank@frankingham.com  
Office: (604) 230-8167

**West Vancouver**  
2397 Marine Drive  
West Vancouver, BC  
V7V 1K9



7328 OLD MILL ROAD, Pemberton, Pemberton, BC, V0N 2L0, Canada

MLS®# R2214016



|                 |              |
|-----------------|--------------|
| Property Value  | \$549,900    |
| Type            | Duplex       |
| Year Built      | 1982         |
| Taxes           | 3200.0       |
| Living Area     | 1,045 sq.ft. |
| Bedrooms        | 3            |
| Bathrooms       | 2 full       |
| Maintenance Fee | \$0.00       |

## Description

Looking for investment property or a place to run your business in the only Industrial Park in booming Pemberton? 1-2 bedroom & 1-1 bedroom plus 1,200 sq ft shop could net \$3,000/mo + on .68 acres. Suites include sprinklers, security system, wired fire alarm, city sewer & water, raised driveway, window AC units, new paint plus amazing views of Mt Currie from private decks. 600 volt 2.4 kva transformer, 2 meters, underground wiring, 6 inch water main, welding shop, storage shed. Zoning allows for 2 more suites plus 50% lot coverage to expand. Make money while you realize the huge upside potential of the land. Not many like these. Best be quick on this one. Owner occupied so easy to show & move in quickly. Opportunity awaits.



