



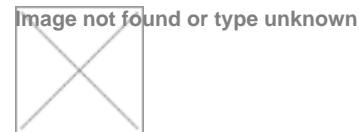
Frank Ingham
Phone: (604) 230-8167
Mobile: (604) 230-8167
Fax:
Email: frank@frankingham.com
Office: (604) 230-8167

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



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

MLS®# R2327169



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



