

FEATURE

1926 Stonecutter Place, Pemberton, BC, Canada



Brand New Commercial Building with Suite and Beautiful Mt Currie Views.

This brand-new building and sunny .69 acre level lot offers limitless options to those moving or starting a business in Pemberton. Fitted for a multitude of new ventures, the immaculate 1,740 sf commercial floor features a large production area plus space for an office, retail, and inside and outside seating. An 875 sf well-purposed apartment on the upper floor is perfect for an owner's home or rental accommodation. If you plan to build a thriving business in one of BC's most lucrative and fastest-growing rural towns, this property is the place to start.

☎ (604) 230-8167 ✉ Frank@FRANKINGHAM.COM

CONNECTING VANCOUVER, SEA TO SKY, AND PEMBERTON BUYERS AND SELLERS.



MARKETED BY

FRANK
INGHAM
REAL ESTATE



RED DIAMOND
2021 Royal LePage RED DIAMOND AWARD Top Producing Agent

ROYAL LEPAGE **Sussex**
LEADING REALTOR

DETAILS

1926 Stonecutter Place, Pemberton, BC, Canada



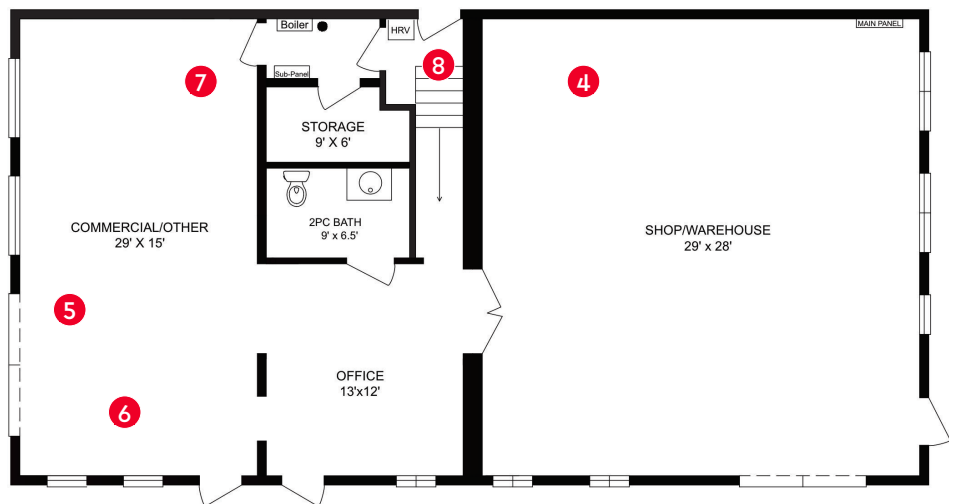
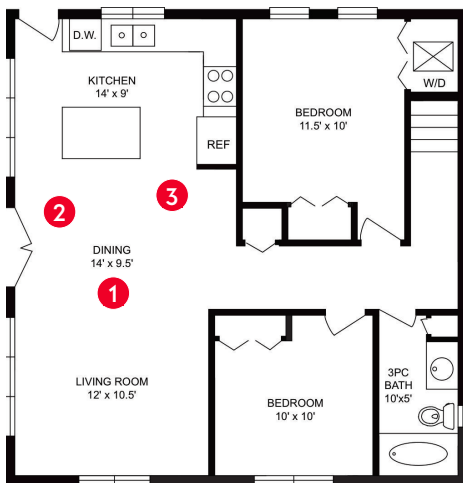
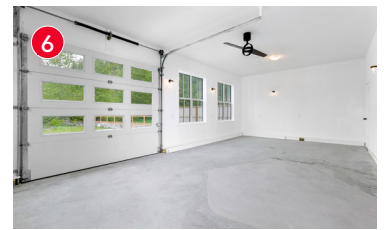
COMMERCIAL FEATURES

- Polished concrete floors with urethane top coating for industrial use
- 3 exterior man doors, 2 folding bay doors
- Metal roof and siding, 2" water line, twinned sewage pipe to the street
- 3 propane tanks, water filtration system
- 3 floor drains in workshop and 1 in shop
- Noritz boiler with registers, 3 zones, and 3 thermostats, 95% efficient
- HRV Air Exchanger with ceiling fans
- Sink in workshop with room for add'l
- 200 amp 3 phase service, separate 200 amp panel in the workshop, 100 amp panel in the office
- Separate heated utility building

Attractive Business Opportunity in a Region Booming with Growth.

Located on the cul-de-sac at the end of Stonecutter, the property offers excellent Mt Currie views and backs onto agricultural green space. Completed in 2020, the metal clad building is equipped with an 875 sf modern two bedroom and one bathroom suite on the upper floor with juliette balconies and lovely views from every window. On the main floor, the 1,740 sf commercial space has polished concrete floors with urethane top coating for industrial use and several large individual rooms for a variety of uses. Under current zoning, four residential housing units are allowed with 50% site coverage.

A progressive community that supports tourism, industry, manufacturing, and farming, Pemberton is solidly planted on the map as a destination to watch and visit on the West Coast of Canada.



CONNECTING VANCOUVER, SEA TO SKY, AND PEMBERTON BUYERS AND SELLERS.



MARKETED BY
FRANK INGHAM
REAL ESTATE



RED DIAMOND ROYAL LEPAGE **Sussex**
LEADING REALTOR
2021 Royal LePage RED DIAMOND AWARD Top Producing Agent

LOCATION

1926 Stonecutter Place, Pemberton, BC, Canada



Eight minutes to Town. Thirty minutes to Whistler. Two hours to Vancouver.

These past few years, Pemberton's agriculture, tourism, and business sectors have experienced unprecedented growth as enthusiasts flock to the region for adventures in agritourism, golf, biking, paragliding, sky diving, skiing, snowmobiling, fishing, hiking, and equestrian. The Town is just 25-minutes to Whistler, one of the world's top resort destinations, and offers services and amenities such as schools, shopping, restaurants, pubs, medical and dental clinics, and recreational facilities.

OFFERED AT \$2,150,000

☎ (604) 230-8167 ✉ Frank@FRANKINGHAM.COM

CONNECTING VANCOUVER, SEA TO SKY, AND PEMBERTON BUYERS AND SELLERS.



MARKETED BY
**FRANK
INGHAM**
REAL ESTATE



RED DIAMOND
2021 Royal LePage RED DIAMOND AWARD Top Producing Agent

ROYAL LEPAGE **Sussex**
LEADING REALTOR