

FEATURE

7454 Prospect Street, Pemberton, BC



Mixed-Use Development Opportunity in Pemberton

Introducing a rare opportunity to secure a 66' by 132' (0.2 acre) lot in the downtown core of Pemberton. Flexible C-1 zoning allows for multiple commercial and/or residential use and rezoning may also allow for a four-storey building. Previous approval allowed for ten residential and two commercial units. Steps from cafés, shops, dining, and transit plus, 30 minutes from Whistler, this property is one of the last undeveloped remaining in the Village. With no foreign buyer, speculation, or vacancy taxes, this is an exceptional investment vehicle in a community that needs new homes and businesses.

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



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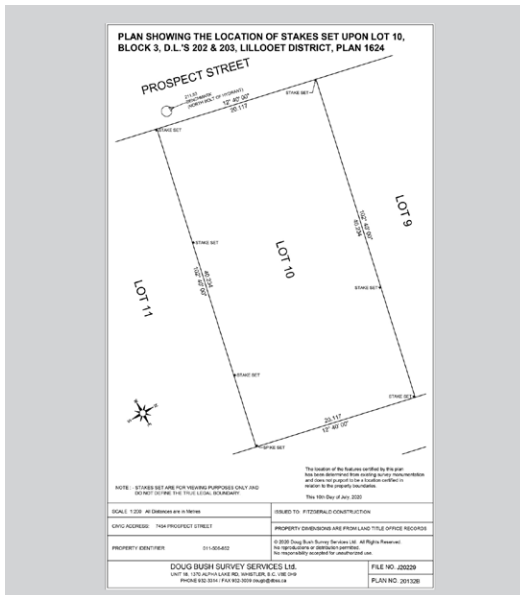


Reasons to Invest in Pemberton

- **Expanding Market:** Growing town with steady population increase
- **High Demand:** Low inventory drives strong rental activity
- **Close to Whistler:** Only 25 minutes to world-class resort
- **Pro-Development Municipality:** Local policies support smart, sustainable growth
- **Modern Amenities:** Quality schools, shops, services nearby
- **Tax Advantages:** No foreign, vacancy, or speculation taxes
- **Strong Returns:** Limited competition and proven appreciation potential.

Vision Meets Opportunity in Pemberton's Core

- Exceptional development site situated in downtown Pemberton
- Parcel size: approximately 66 feet by 132 feet (about 0.2 acres)
- Fully entitled with building approval already in place
- Versatile C-1 land use designation permits custom project concepts
- Possible fourth storey through a rezoning submission
- Central position within walking distance to cafés, amenities, and public transport
- Outdoor lifestyle hub offering skiing, golf, trails, cycling, and lakes moments away
- Smart acquisition in a thriving and expanding mountain community
- Exempt from foreign ownership, vacancy, and speculation levies

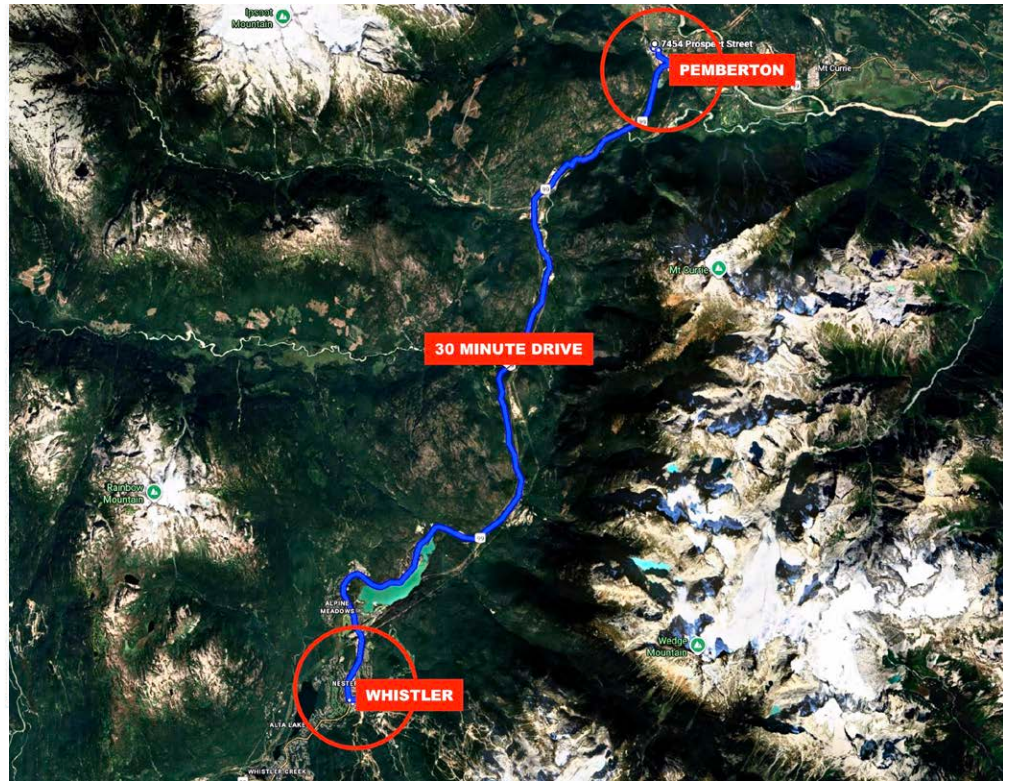
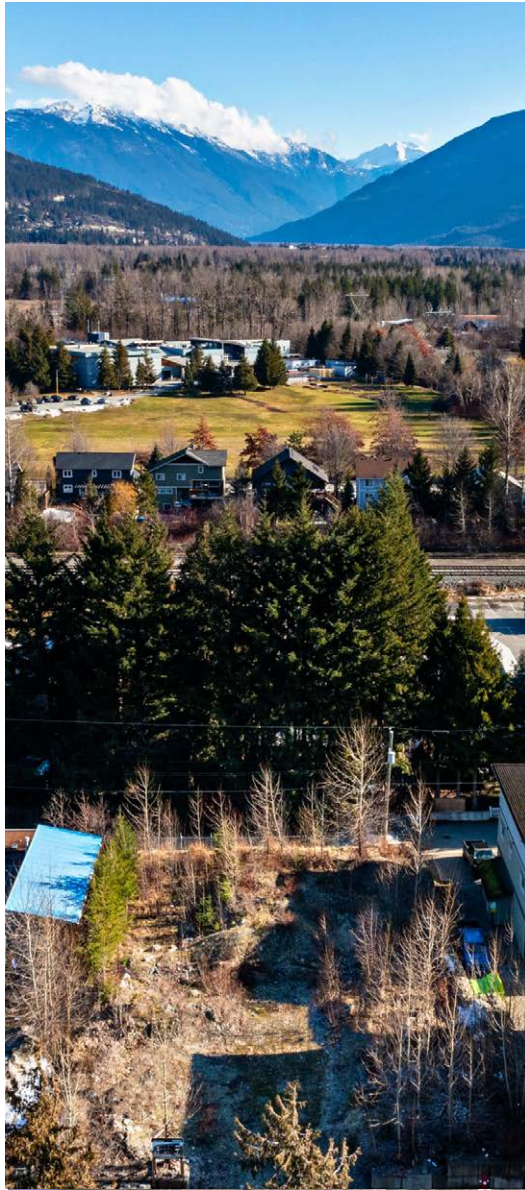


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- Prime Development Site with Flexible C-1 Zoning
- Commercial +/- Residential Opportunity
- 8712 SF (approx .2 acre)

LOCATION

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Discover the Potential of Pemberton

Over the past few years, Pemberton has seen unprecedented growth with families and workers relocating to the region from the city and Whistler. A progressive community that supports tourism, industry, and farming, Pemberton is one of the fastest growing rural regions in Canada. Located at the foot of majestic Mount Currie, the Valley is the gateway to everything outdoors with easy access to lakes, rivers, golf, biking, hiking and horse trails, and backcountry adventures.

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