



# Pemberton Industrial Park

Venture Place, Pemberton, BC

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# Highlights

- Three Industrial lots totaling 3 acres
- Two lots vacant and ready for development
- One lot improved with two Quonset buildings of 3,200 and 1,600 SF



# Zoning

**M-1 zoning (Light Industrial)** supports a variety of service, trade, and light industrial uses, including workshops, warehousing, and contractor operations with accessory office space. This flexible zoning is ideal for businesses seeking efficient, functional premises, offering strong appeal for both owner-users and investors in a growing market.



## Salient Facts

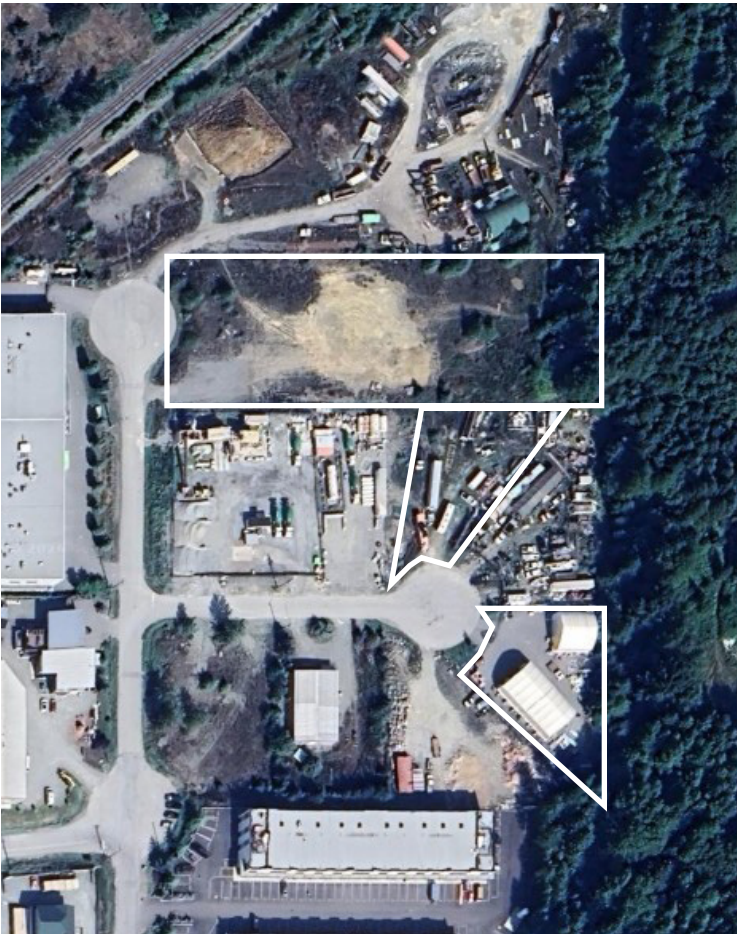
Address	1959 Venture Plce	1962 Venture Plce	7360 Industrial Way
<b>PID</b>	025-764-624	025-764-641	025-764-594
<b>Size</b>	0.533 Acres	0.51 Acres	1.959 Acres
<b>Assessment (combined land and improvement)</b>	\$1,056,000	\$1,573,000	\$3,425,000
<b>Improvement</b>	\$0	\$560,000	\$60,900
<b>Total Assessed Value</b>		\$6,054,000	
<b>Listing Price</b>		\$5,150,000	

**Competitively priced \$900,000 below assessed value for the entire portfolio**

# Location

Venture Place is ideally situated in the heart of Pemberton, one of British Columbia's most desirable communities, positioned just past Whistler along the scenic Sea-to-Sky Highway.

Situated in the heart of the Pemberton Valley, Venture Place offers convenient access to essential amenities including local shops, cafés, restaurants, and services, while maintaining close connectivity to the Sea-to-Sky corridor and the economic hub of Whistler just 30 minutes south. Surrounded by expansive agricultural lands and striking mountain vistas, the area provides immediate access to year-round outdoor recreation, from hiking, biking, and fishing to backcountry skiing and snowmobiling. With its growing population, strong tourism appeal, and strategic position between major resource, recreation, and transportation routes, Pemberton presents a compelling opportunity for industrial and commercial investment in a dynamic, lifestyle-driven community.



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