

ACTIVE
C8052974

1937 TIMBERLANE ROAD
Pemberton
Pemberton
VON 2L0

For Sale
Business with Property

For Sale Price: **\$2,499,000**

Leased/Sold Date:

Leased/Sold Price: /

Additional Property Types:
Business with Property

Listing Map: 



Zoning: **M-1** Gross Prop **\$12,913.26** Tax Yr: **2023** Sale **Asset**
P.I.D.#: **025-569-333** Building/Complex Name: **Pemberton Recycling Centre**

Welcome to Pemberton Industrial Park, where an incredible opportunity awaits! Introducing a fully operational recycling center and bottle depot, this commercial property is a one-stop shop for all your recycling needs. Situated in a prime location within the industrial park, this turnkey business is now available for sale, including licenses, equipment, and the property itself. The property features a spacious 3000 square foot building with an additional 375sqft of office space on the mezzanine, providing ample room for efficient operations and customer convenience. The building is thoughtfully designed to accommodate the various recycling processes, ensuring a seamless workflow. Additionally, the generous 0.44 acre lot offers plenty of room for parking, storage, and future expansion possibilities. This thriving enterprise has been serving the community since 2012 and has experienced consistent growth and revenues,

MEASUREMENTS:

Subj. Space Sq.Ft:	3,375	Space Avail for Lse:	
Subj. Space Width		Whse/Indust.Sq.Ft:	
Subj. Space Depth:		Office Area Sq. Ft:	375
Land Size Sq. Ft.	19,374.00	Retail Area Sq. Ft:	3,000
Land Size Acres:	0.44	Mezzanine Sq. Ft:	
Acres Freehold:		Other Area Sq. Ft:	
Acres Leasehold:		Main Resid. Sq.Ft:	
Subj Prop Width ft.:		Min. Divisible Space:	
Subj Prop Depth ft.:		Max. Contig. Space:	

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month:

Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Owner**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:

Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:		# of Docks	
# of Storeys:	1	# of Grade Doors:	
# of Elevators:		# of Loading Doors:	
# Parking Spaces:	8+	Clear Ceiling Ht (ft):	
Year Built:	2018	Class of Space:	
Building Type:	Commercial Mix		

Construction Type: **Metal, Steel Frame**

Potential to Redevelop? Comments:

Environ. Assess.Done? **No** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:

APOD Cap Rate

BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:
Other/See Remarks

Minor Business Type:
Other/See Remarks

Business Name (d.b.a.):
Pemberton Recycling Centre

Bus. Oper. Since (yr): **2012**
Confidentiality Reqd: **Yes**

Major Use Description:

LISTING FIRM(S):

- 1 Whistler Real Estate Company Limited
- 2.
- 3

PRESENTED BY:

Dan Scarratt PREC* - CONTC: 604-938-4444
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