FOR SALE

BC Passive House

Business & Asset Opportunity

1928 & 1932 Artisan Road, Pemberton, BC

A Passive House Pioneer
A Timber Prefabrication Platform
Plant & Land Included
Direct access to the Pacific Northwest



CUSHMAN & WAKEFIELD

SALIENT DETAILS

BC Passive House

1928 & 1932 Artisan Road
Pemberton, BC

1928 ARTISAN ROAD

PID	025-737-341
Building Size	±36,000 sq. ft.
Ceiling Heights	21.8' – 27' clear
Loading	3 overhead grade doors
Parking	14 dedicated stalls
Sprinklers	Fully sprinklered
Electrical Capacity	400 kW
Site Size	2.01 acres
BC Assessment (2026)	$12,921,000

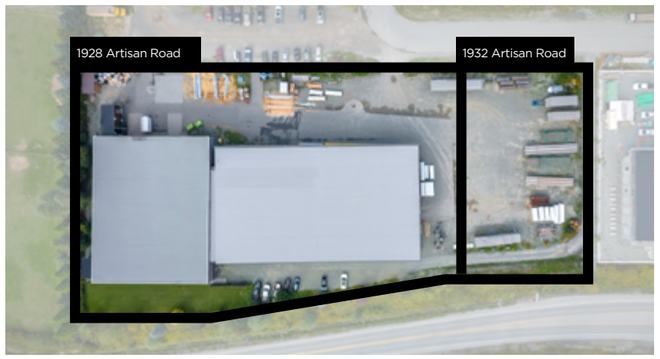
1932 ARTISAN ROAD

PID	025-737-333
Building Size	N/A
Site Size	0.77 acres
BC Assessment (2026)	$1,673,000

TOTAL

Building Size	±36,000 sq. ft.
Site Size	2.78 acres
BC Assessment (2026)	$14,594,000





HIGHLIGHTS

Key Strengths & Investment Highlights:

Proven Platform with Multiple Growth Drivers

The business and its real estate, offered together: an operating platform in a purpose-built plant it owns.

Growth room: output is about 30% of theoretical capacity, so volume can grow without immediate expansion or major capital investment.

First mover: Canada's first plant dedicated to Passive House panel systems, with over a decade of operating history.

An award-winning, purpose-built ±36,000 sq. ft. plant, designed for panel and mass-timber fabrication.

Integrated delivery, from estimating and 3D modelling through CNC fabrication on a Hundegger K2i, to installation.

Direct exposure to high-growth institutional and K–12 school markets.

Established relationships with architects, engineers and general contractors across BC.

A skilled international team of 25, six of them with BCPH since 2014.

Strong tailwinds: tightening energy codes, demand for low-carbon construction and a skilled-labour shortage all favour prefabrication and mass timber.

Funding potential: close alignment with government priorities around low-carbon construction, energy efficiency and advanced manufacturing.



BC Passive House's plant on Artisan Road, Pemberton after its expansion in 2021. Canada's first manufacturing plant dedicated to Passive House panel systems, it now covers roughly 36,000 sq. ft. of production and office space.

Photo: Ema Peter

Established Leader in Passive House & Prefabrication

BC Passive House ("BCPH") was founded in 2014 in Pemberton, British Columbia, two hours north of Vancouver. It is widely recognized as a pioneer of Passive House delivery in Canada, with roots in the country's earliest certified projects following the 2010 Winter Olympics.

It has since grown into a full-service prefabrication platform, working on high-end and multi-residential, institutional, commercial, remote and First Nations-led projects. The sale includes the plant and the land it stands on.

Product and Service Lines

- Panelized wall, floor, and roof systems for every step of the BC Energy Step Code, through to Passive House, which BCPH consistently delivers.
- Specialized structural panels, including CLT (cross-laminated timber), DLT (dowel-laminated timber), and NLT (nail-laminated timber).
- Modelling and processing of heavy timber packages (glulam post-and-beam structures)
- Hybrid building systems combining panelized and heavy timber components.
- 3D modelling and virtual design to de-risk complex or remote project sites before fabrication begins.
- Delivery and installation of most of what it builds, including trucking, panel sequencing and crane work.



The plant's office block, designed by Hemsworth Architecture.
Photo: Ema Peter



The main hall and mezzanine stair. The all-wood plant is a working demonstration of BCPH's own methods.
Photo: Ema Peter



The original production hall, a glulam post-and-beam structure. Building components under cover gives BCPH tighter quality and air-barrier control, keeps weather out of the schedule, and cuts job-site waste.
Photo: Ema Peter

Origin

Canada's first certified Passive House, the Lost Lake PassivHaus in Whistler, was a kit shipped from Austria for the 2010 Winter Olympic and Paralympic Games. It showed the demand for high-performance prefabrication in Canada, and led directly to the founding of BCPH.

BCPH then built its own plant: an all-wood, Passive House-certified factory designed by Hemsworth Architecture, recipient of the 2016 Governor General's Medal in Architecture and an Architecture Master Prize. Its structure went up in eight days, using the same panel and heavy-timber methods BCPH uses for its clients.



TRACK RECORD

ÉCOLE LA VALLÉE

Photo: Mitchell Winton

Proven on Institutional Work

BCPH's strongest growth market is institutional work, particularly K–12 schools and remote communities, where clients want speed, cost certainty and less disruption on site. It has already delivered for them.

École La Vallée, Pemberton.
A 43,000 sq. ft. public school, built with a leading BC design and construction team. BCPH prefabricated the high-performance envelope at its plant in the same town.

Westview Elementary, North Vancouver.
A permanent 100-seat school addition, seven months from groundbreaking to occupancy, opened in February 2026. BCPH prefabricated the envelope while the foundations went in.

College trades training centre, Dawson Creek.
Structural panels for the 60,000 sq. ft. building.

First Nations cultural and community health centre, Lillooet.
Exposed structure and insulated enclosure for the health centre and gymnasium, supplied and installed by BCPH.

BCPH works as a collaborator in design-build and integrated project delivery, alongside architects, engineers and general contractors. On the residential side, a growing number of builders now use prefabrication alone for their high-end homes, because working with BCPH lets them take on more projects at once.



École La Vallée, Pemberton.
Photo: Mitchell Winton



Westview Elementary, North Vancouver, 2026.



College trades training centre, Dawson Creek.
Photo: Michael Elkan



First Nations cultural and community health centre, Lillooet.

THE PLANT

The plant runs at about 30% of what it could theoretically produce. Its floor and equipment are currently configured to support a 2.5x to 3x increase in throughput with minimal additional capital investment.

In the plant: a Hundegger K2i CNC joinery machine, Soukup framing tables, three gantry crane bridges, a laser-guided cutting system and crane-assisted insulation.

The team: 25 full-time staff, with drafting and 3D modelling done in-house at the plant. Twelve have been with BCPH for more than five years, six of them since 2014, and that continuity is what carries a specialised plant through a change of ownership.



Photo: Ema Peter



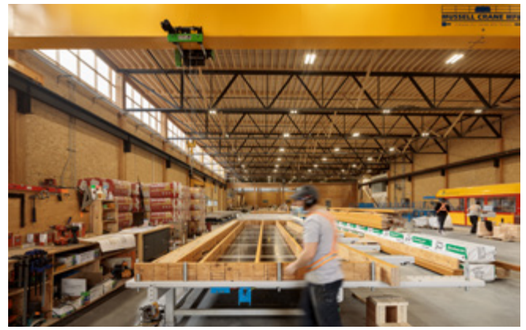
The Hundegger K2i CNC joinery machine, the plant's most valuable piece of equipment, in the plant's expansion. It cuts each timber directly from BCPH's 3D models, and receives regular software updates and annual maintenance from its manufacturer.



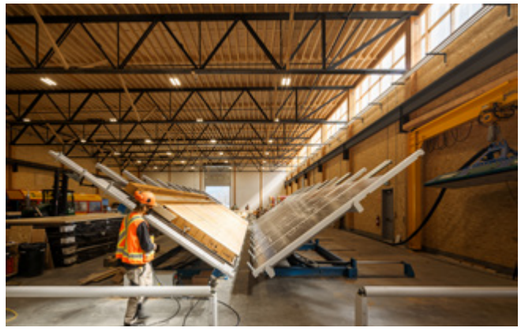
Close up on the K2i. CAD/CAM workflows link BCPH's design models straight to the cut, so each component is made to the digital design before it reaches the framing line.



Timber moving through the Hundegger K2i in the plant's expansion. The same machine handles light-frame components and complex heavy-timber packages, from single homes to institutional buildings.



Wall panels assembled on the Soukup framing line, indoors and out of the weather. Buildings are typically panelized from the top of the foundation to the roof, so they go up on site in one continuous sequence.



A panel being flipped on the butterfly table, ready for its insulation to be installed.



Panel handling on the 500 kg jib crane in the plant's expansion. Crane-assisted handling and insulation processes move large panels safely between stations.

Photography: Ema Peter

PROPERTY OVERVIEW

Designed for Performance. Positioned for Opportunity.

A Rare Industrial Asset in the Pemberton Valley

The property is a prefabricated, mass-timber, single-tenant manufacturing facility built to Passive House standard, with a showroom, office and state-of-the-art workshop. The rectangular, flat lot sits on 2.78 acres in an established industrial business park along Highway 99 in Pemberton. It offers prominent highway exposure, easy connections to the Lower Mainland and the rest of British Columbia, a direct route south to the Pacific Northwest, and the rare opportunity to operate a business from a trophy asset.

- **High-efficiency electrical and mechanical systems**
- **A location that offers scale, accessibility and brand recognition to users**
- **Flexible M-1 industrial zoning that permits a wide variety of uses**
- **Development upside on 1932 Artisan Road: up to 16,710 sq. ft. of buildable area, including accessory residential**



Photo: Kristen McGaughey



Photo: Ema Peter

CUSHMAN & WAKEFIELD

FOR SALE

BC Passive House

1928 & 1932 Artisan Road
Pemberton, BC

Contact the listing brokers for financial details and pricing. Complete dataroom of comprehensive company information is available upon execution of a confidentiality agreement.

Sean Ungemach
Personal Real Estate Corporation
Executive Vice Chair
+1 604 640 5823
sean.ungemach@cushwake.com

Matthew MacLean
Personal Real Estate Corporation
Executive Vice President
+1 604 640 5855
matthew.maclean@cushwake.com

Karly MacRae
Senior Associate
+1 604 640 5872
karly.macrae@cushwake.com

Cushman & Wakefield

700 West Georgia Street, Suite 1200
Toronto Dominion Tower, Pacific Centre
Vancouver, British Columbia V7Y 1A1
+1 604 683 3111
cushmanwakefield.com

Photo: Ema Peter

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.