



## 123 Acre Development Opportunity - Burns Lake, BC



**Chase Westersund**  
Personal Real Estate Corporation  
[chase@landquest.com](mailto:chase@landquest.com)  
(778) 927-6634



**Cole Westersund**  
Personal Real Estate Corporation  
[cole@landquest.com](mailto:cole@landquest.com)  
(604) 360-0793

**John Armstrong**  
Personal Real Estate Corporation  
[john@landquest.com](mailto:john@landquest.com)  
(250) 307-2100



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# 123 Acre Development Opportunity

Babine Lake Road - Burns Lake, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24273
<b>Price:</b>	\$199,900 + GST
<b>Taxes (2024):</b>	\$957.31
<b>Size:</b>	123 acres
<b>Zoning:</b>	Large Holdings Zone (H2)

## DESCRIPTION

Nestled along Babine Lake Road near Burns Lake, this 123-acre parcel, outside of the ALR, offers a rare opportunity for development. With nearly 1 kilometre of road frontage and full-year access, the property boasts sunny, south-facing exposure and breathtaking valley views. Its natural topography and expansive layout make it an ideal canvas for a variety of projects, whether residential or recreational. The land is partially cleared, with pockets of mature trees and natural regrowth, providing both aesthetic appeal and functional use. Essential utilities, including a drilled well, 100-amp power, natural gas access, and an internal road, enhance its development potential. Additionally, the property's history as a former sawmill site includes a 3-phase power drop (transformer not present), further adding to its versatility.

Zoned H2 under the Bulkley-Nechako Regional District guidelines, this property offers significant flexibility for residential and subdivision projects. The H2 zoning permits the construction of two single-family homes or a duplex, making it an excellent choice for multi-generational living

or rental opportunities. For those with larger ambitions, the property has subdivision potential for up to six lots (contact Regional District for more information), making it a prime investment for developers or individuals looking to create a custom community.

## LOCATION

3655 Babine Lake Road - Burns Lake, BC

## DIRECTIONS

Contact Listing Agent.

## AREA DATA

The Lakes District of Northern BC is a stunning region with over 300 wilderness fishing lakes and 3,000 miles of pristine shoreline, stretching from the Stikine Mountains to the Omineca Range, with Ootsa Lake in the south and Babine Lake to the north. Burns Lake, with a population of 2,800, serves as the commercial hub for over 8,000 residents in surrounding communities like Francois Lake, Grassy Plains, and Granisle. The town supports industries such as logging, mining, and tourism and offers a variety of services, including pubs, cafés, stores, hotels, and a hospital. It also houses the Bulkley-Nechako Regional District offices. Burns Lake Airport is nearby, with connections to larger airports in Smithers and Prince George, and VIA Rail stops here on its scenic Jasper-to-Prince Rupert route. The area enjoys abundant sunshine, including a record 376.5 hours in June 1982, with warm summers averaging 21°C in July and snowy winters averaging -15.3°C in January.



## RECREATION

Burns Lake has gained world-renowned recognition from the International Mountain Biking Association for its network of trails on Boer Mountain. The trails, maintained by a volunteer group called Burns Lake Mountain Biking Association, include 20 km of downhill and 40 km of cross-country trails. The trails continue to draw mountain bikers from all over the world and are expanding every season.

In the winter months cross-country skiing is very popular at the Omineca Ski Club. Its facilities have hosted several national championships and are considered to rank among western Canada's best trail networks. The facilities include 25 km of groomed trails, four km of which are lit for nighttime skiing. There is also a facility for biathlon skiing.

In 2014 The Village of Burns Lake completed work on the Lakeside Multiplex and renovations to the Tom Forsyth Memorial Arena. This facility includes a hockey rink, curling rink, rock climbing gym, a squash/racquetball court, a fitness facility and multi-use rooms. The facility is located on Spirit Square, a large outdoor park with a playground, a beach, a walking path, outdoor fitness equipment, two tennis courts and a skateboard park.

The 1.9-kilometre Opal Bed Trail leads to an active rock hounding destination, where users can look for precious minerals. Burns Lake is considered to be the gateway to Tweedsmuir North Provincial Park and Protected Area. The North Park is a wilderness area with no services or supplies; it cannot be accessed by road. Fly-in tours for sightseeing, hunting and fishing are offered by local outfitters.

## MAP REFERENCE

54°15'19.15"N and 125°45'48.60"W

## INVESTMENT FEATURES

Minimum parcel size for this zoning classification is 19.77 acres.



## SERVICES

- Hydro
- Drilled well
- Natural gas - available

## LEGAL

THE NORTHEAST 1/4 OF DISTRICT LOT 2511 RANGE 5 COAST DISTRICT EXCEPT: FIRSTLY; PART SUBDIVIDED BY PLAN 8991 SECONDLY; PART SUBDIVIDED BY PLAN BCP11574.

PID 015-134-148





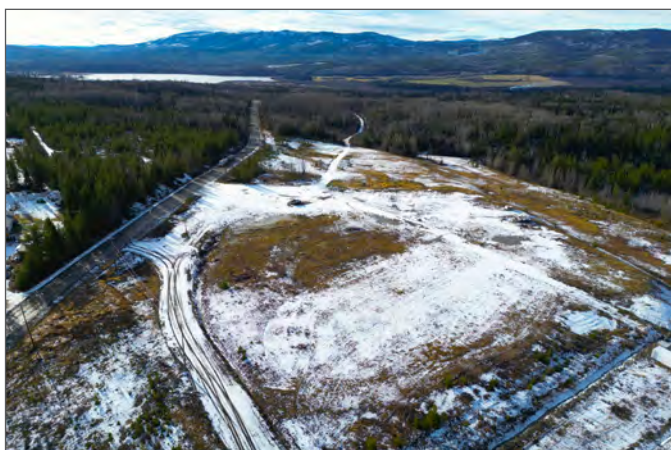
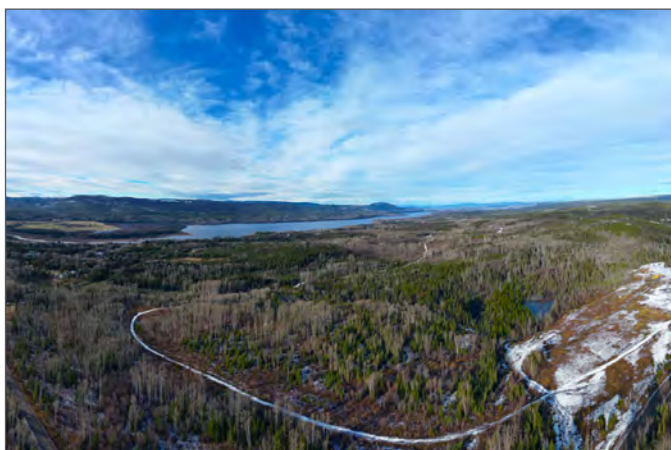




























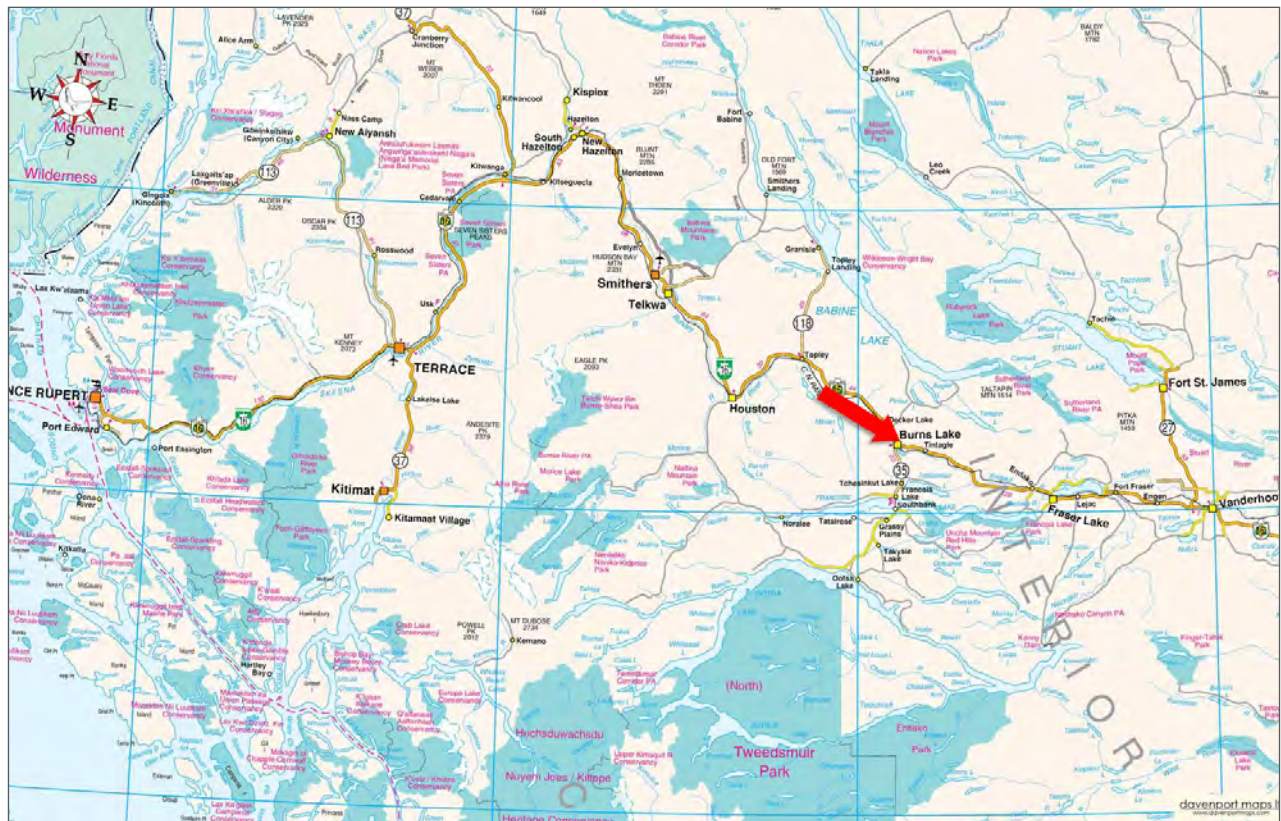




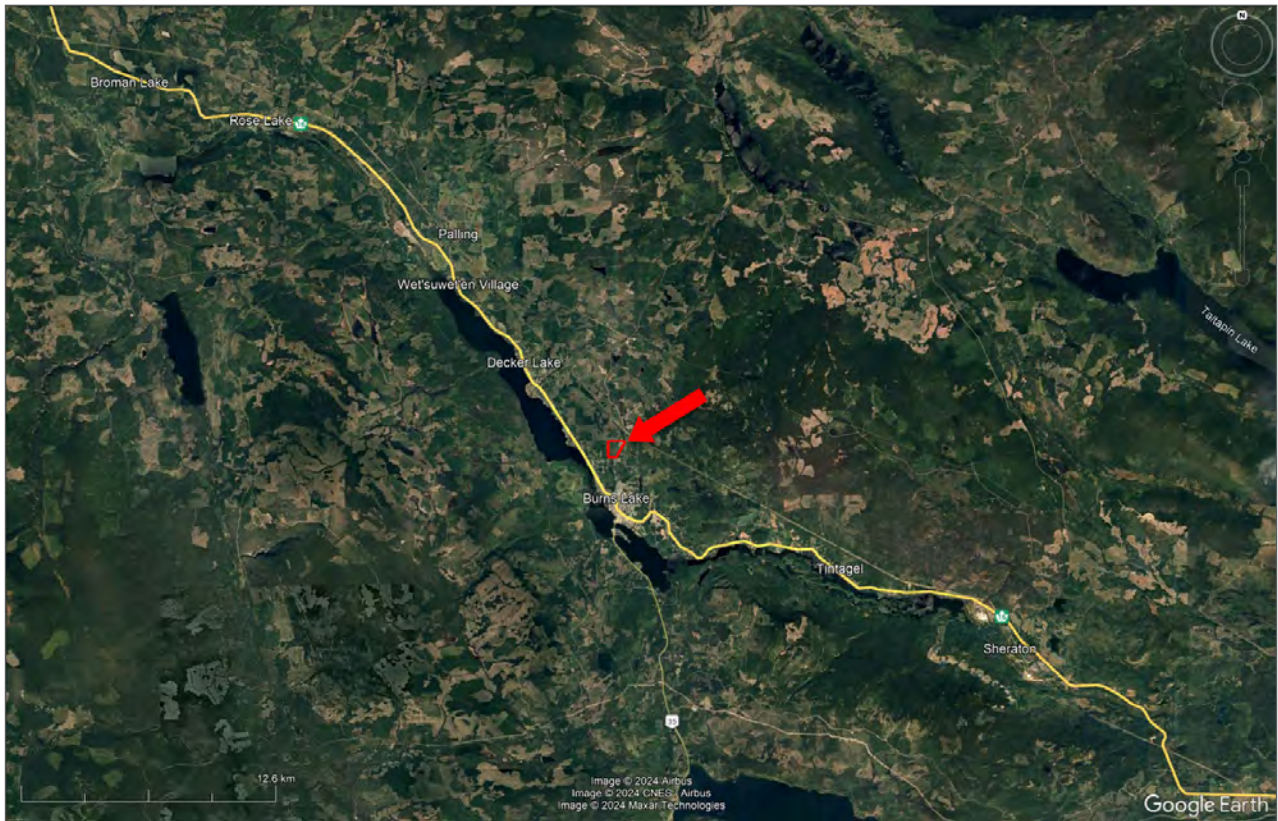
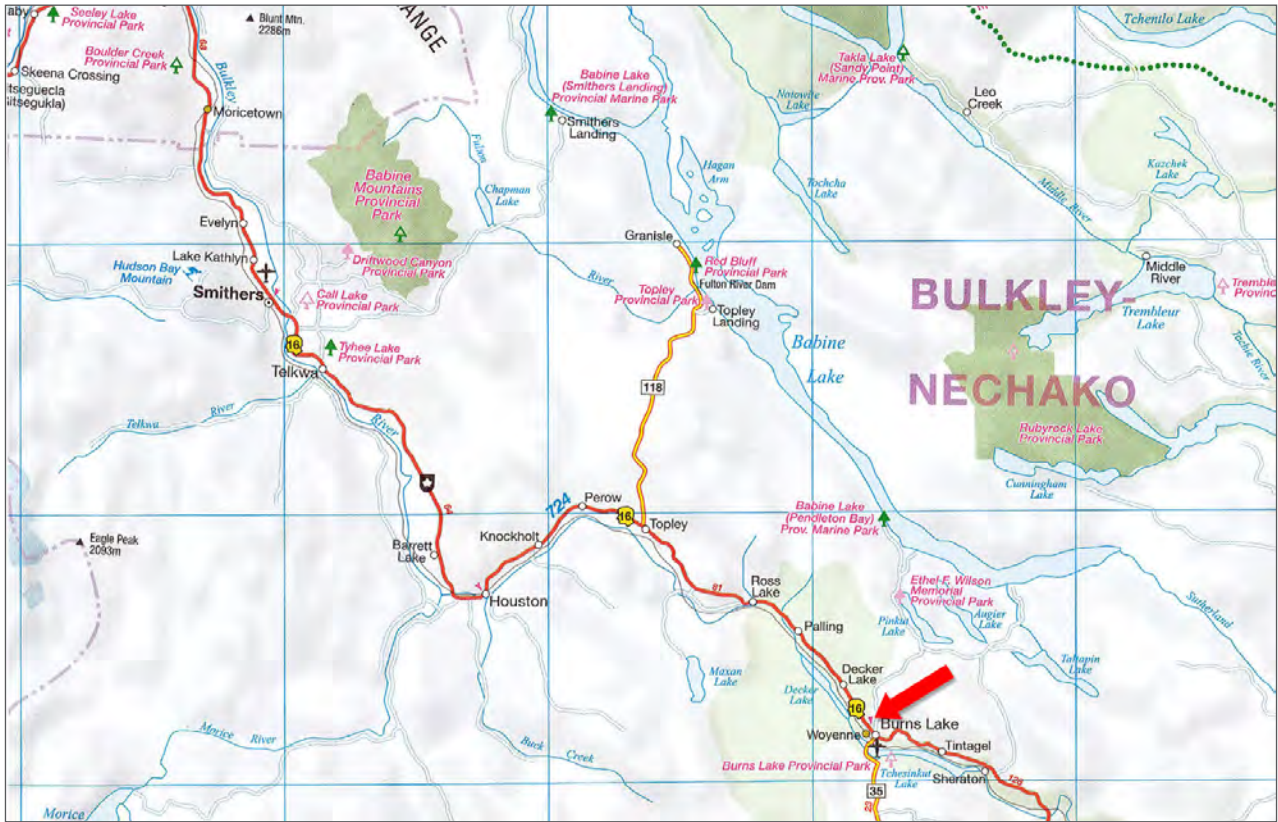




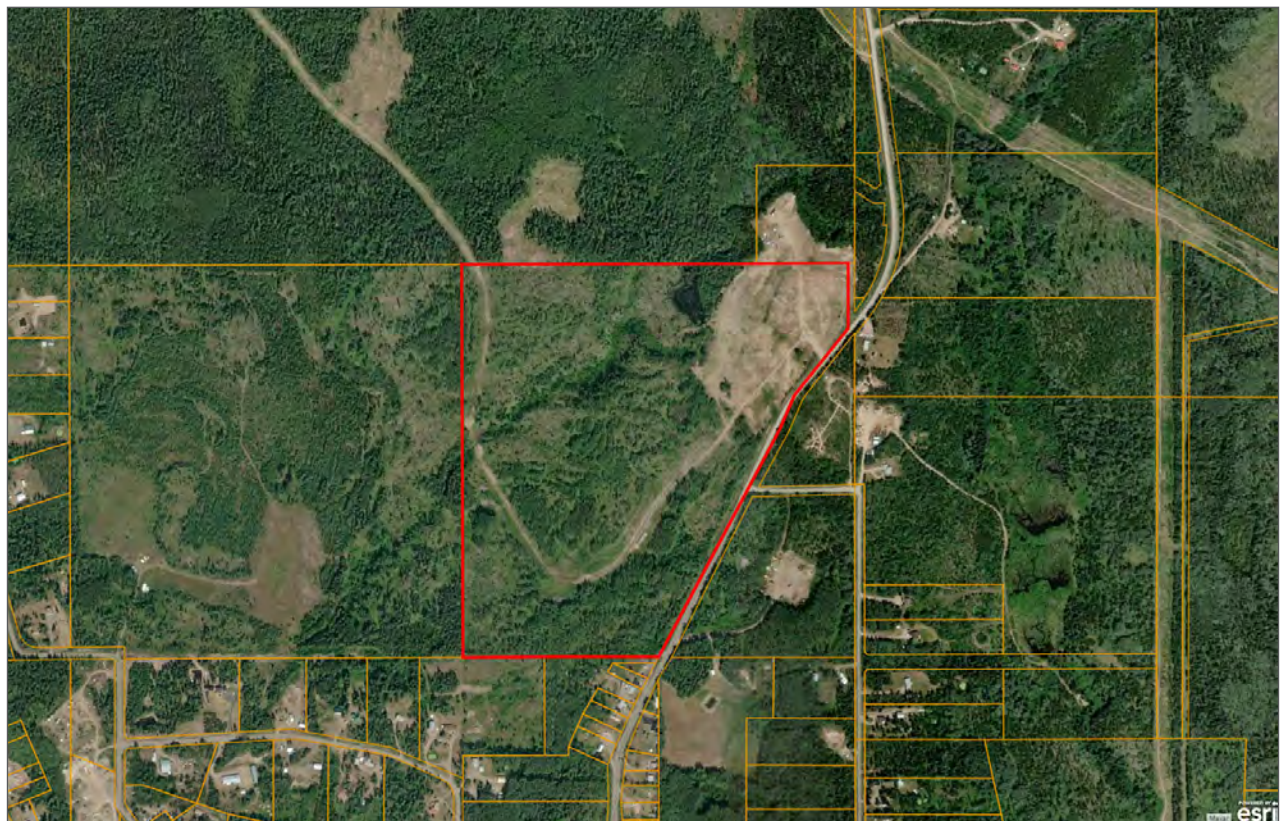




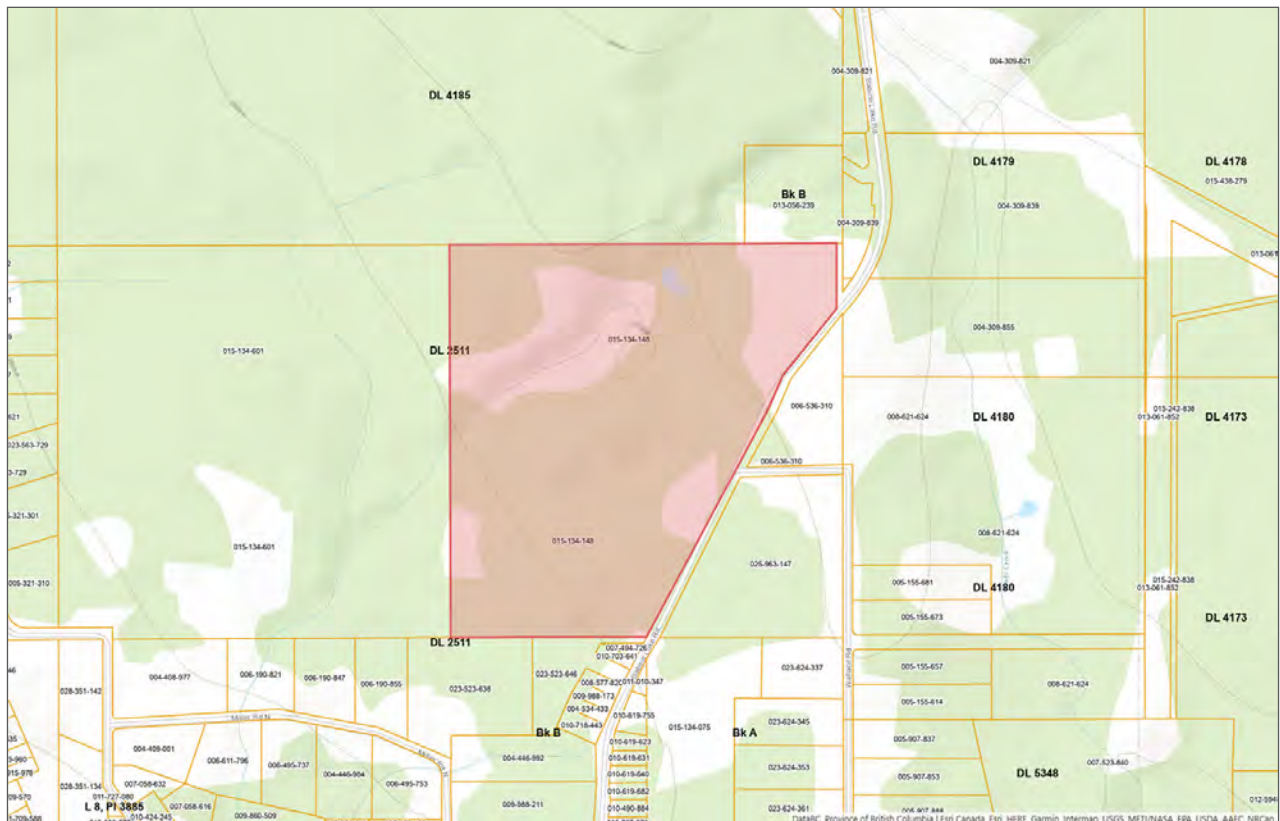
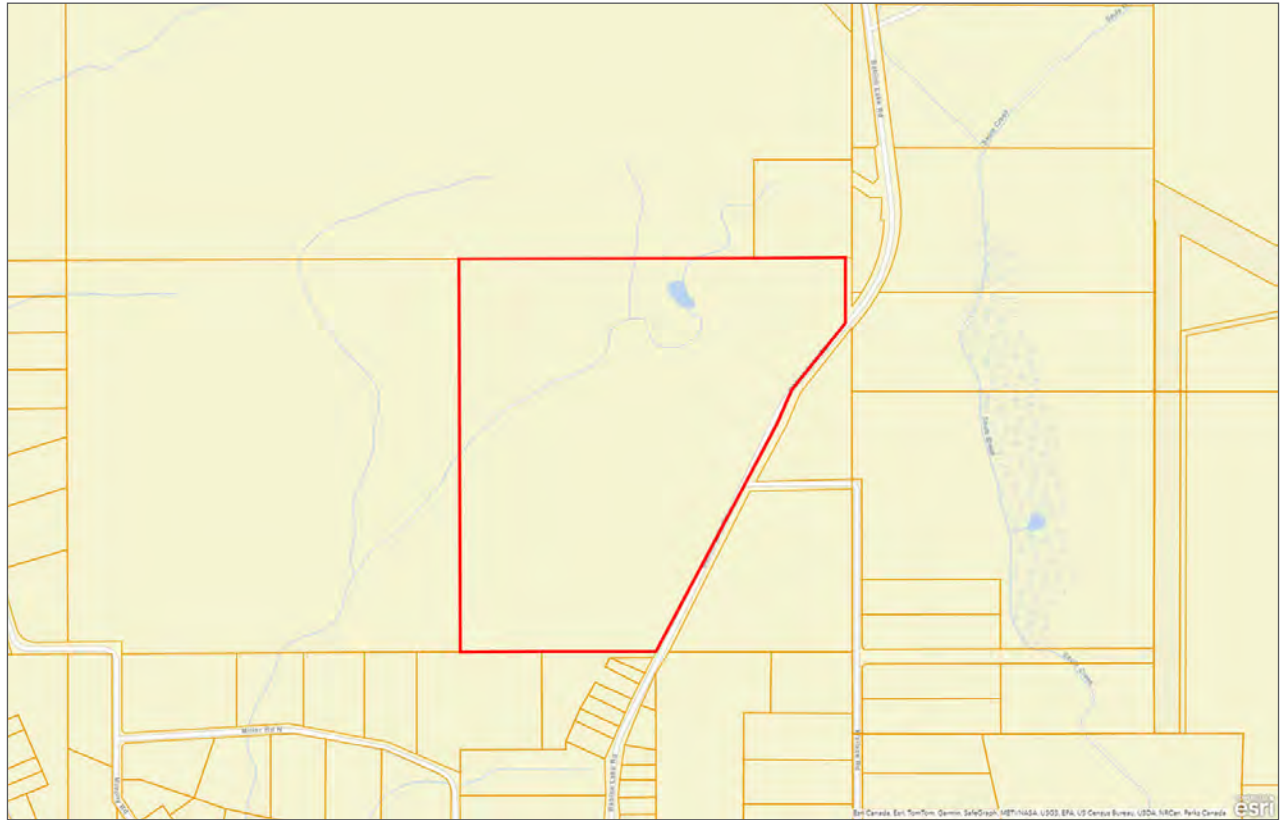














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(250) 307-2100

LandQuest® Realty Corporation  
101 - 313 Sixth Street  
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504

Toll Free: 1-866-558-5263 (LAND)