



**Commercial Land Suited for
Campground - Clearwater, BC**

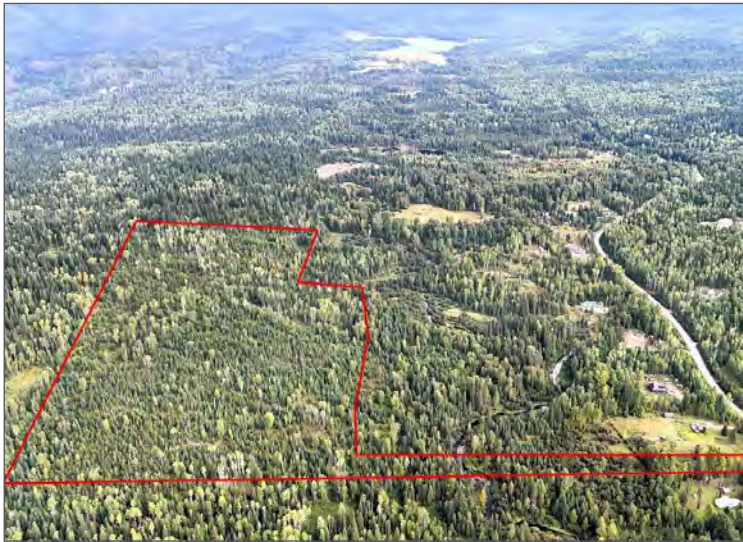


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Commercial Land Suited for Campground

Clearwater, BC

PROPERTY DETAILS

Listing Number:	24236
Price:	\$399,900 + GST
Taxes:	\$1,855
Size:	84.54 acres
Zoning:	C-4

DESCRIPTION

Excellent commercial recreation land near Wells Grey Park. Here you will find 84+ acres approximately 20 km from the town center of Clearwater on the North Thompson area of BC.

This lush parcel of land would make a fantastic campground property—backcountry cabins or yurts and the ideal basecamp to explore Wells Grey Park and the surrounding attractions; popular nearby trails are the Moul Falls trail and the Flat Iron trails and of course Helmcken Falls. The property also backs onto Crown land for further outdoor recreational opportunities. The area has year-round appeal with winter and summer recreational draws.

The land is mostly flat with a few small clearings and a young forest making it relatively easy to develop.

Moul Creek meanders in and out of the land.

Access is via a 300 m panhandle that connects the bulk of the land to Clearwater Valley Road—please

see maps. A small bridge will be required to cross Moul Creek at the end of the panhandle for access. Power runs along the road.

Land is assessed for \$479,000. GST is applicable.

LOCATION

Clearwater Valley Road - Clearwater, BC

DIRECTIONS

The property is located just under 23 km north of Highway 5 on Clearwater Valley Road. The land is on the left side of the road, there is a sign at the gate. Access is via a panhandle section (approx. 300 metres) of the land that connects the bulk of land to the Clearwater Valley Road.

AREA DATA

Clearwater

Clearwater is a small town located in the Thompson-Nicola region at the confluence of the Clearwater River and the North Thompson River. The town is known for its proximity to Wells Gray Provincial Park, one of the largest and most scenic parks in BC. The town serves as the primary gateway to this wilderness area, attracting tourists with its stunning waterfalls, lakes, and hiking trails.

As of the most recent census, Clearwater has a population of around 2,300 people. It is a small, close-knit community with a rural lifestyle. The population swells in the summer due to tourism, but it remains relatively quiet in the off-season. Clearwater's economy is largely supported by:

Tourism

The town is a hub for visitors to Wells Gray Provincial Park, which features Helmcken Falls, one of Canada's highest waterfalls, as well as opportunities for hiking, canoeing, and wildlife viewing. Tourism peaks in the summer and winter months due to activities like hiking, fishing, kayaking, and snowmobiling.

Forestry

Historically, Clearwater has relied heavily on the forestry industry. There are sawmills and other wood-processing facilities in the area that continue to play a role in the local economy.

Agriculture

The surrounding area supports some agriculture, particularly cattle ranching and small-scale farming.

Clearwater has a variety of small businesses that cater to both the local population and the tourist industry. There is a good grocery store (Save-On-Foods), hardware store, a nice mix of restaurants, cafes, fast food outlets, multiple banking options and a nice variety of shops and a hospital.

Clearwater experiences a humid continental climate. Summers are typically warm with temperatures averaging between 20°C to 25°C (68°F to 77°F), though they can occasionally reach higher. Winters are cold, with average temperatures often below freezing, around -5°C to -10°C (23°F to 14°F). Snowfall is common, and the area becomes a winter playground for snow sports. Clearwater receives moderate to high levels of precipitation, with wetter months in spring and fall. Snowfall in the winter months can be significant.

VEGETATION

The land is mostly forested with a younger forest.



MAP REFERENCE

51°50'59.31"N and 120° 1'56.25"W

BOUNDARIES

Please see mapping section, all boundaries are approximate. All lines drawn on aerial images are approximate and for reference only.

INVESTMENT FEATURES

Rare commercial zoning brings a wealth of development opportunities.

Land is assessed for \$479,000.

SERVICES

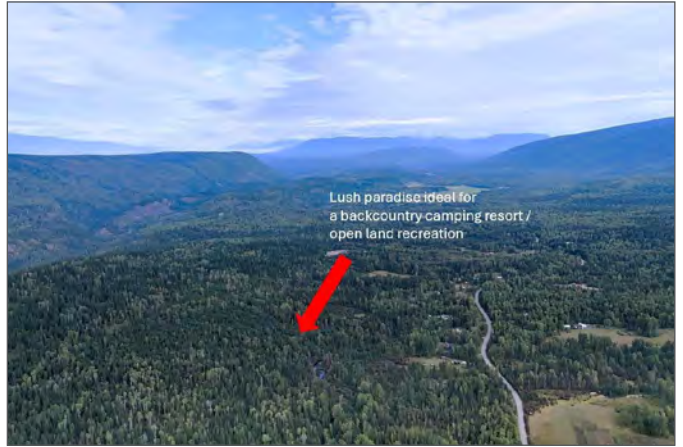
Power along the road.

IMPROVEMENTS

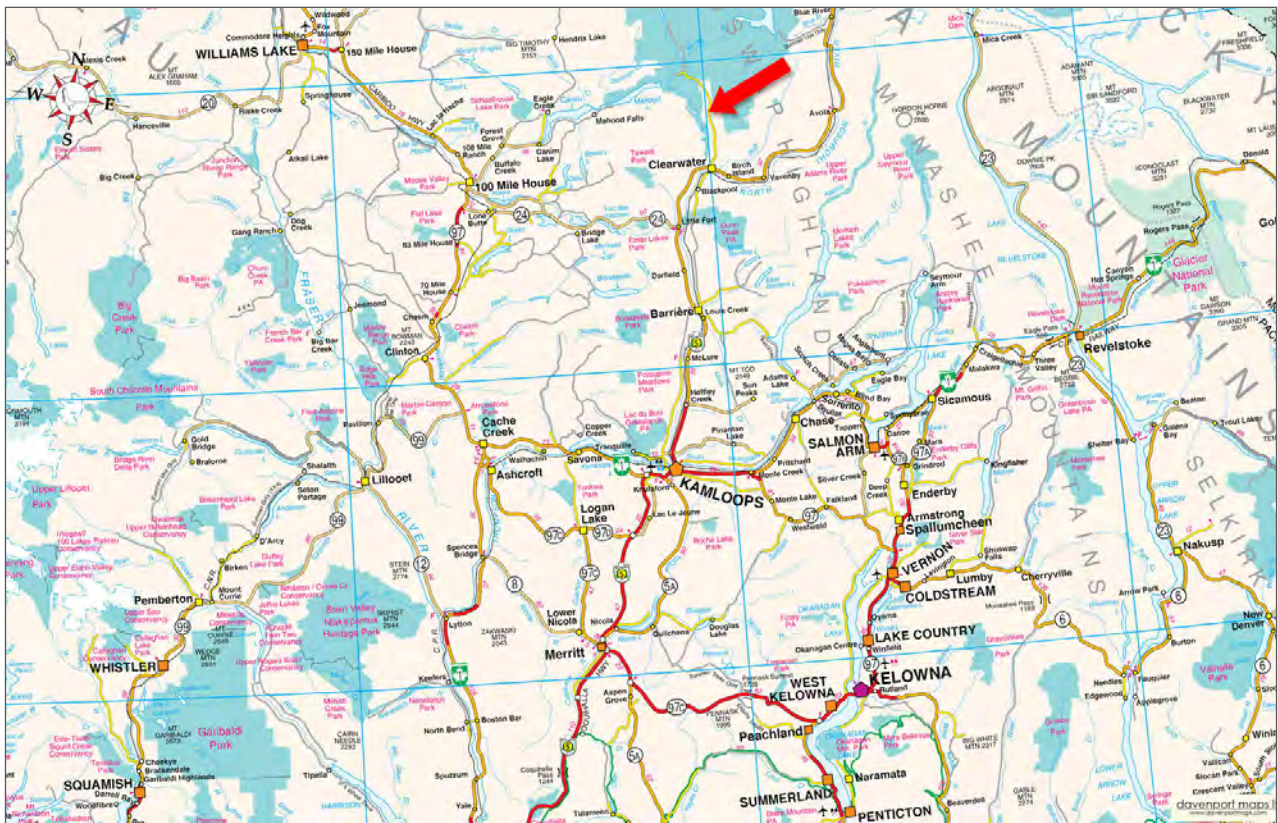
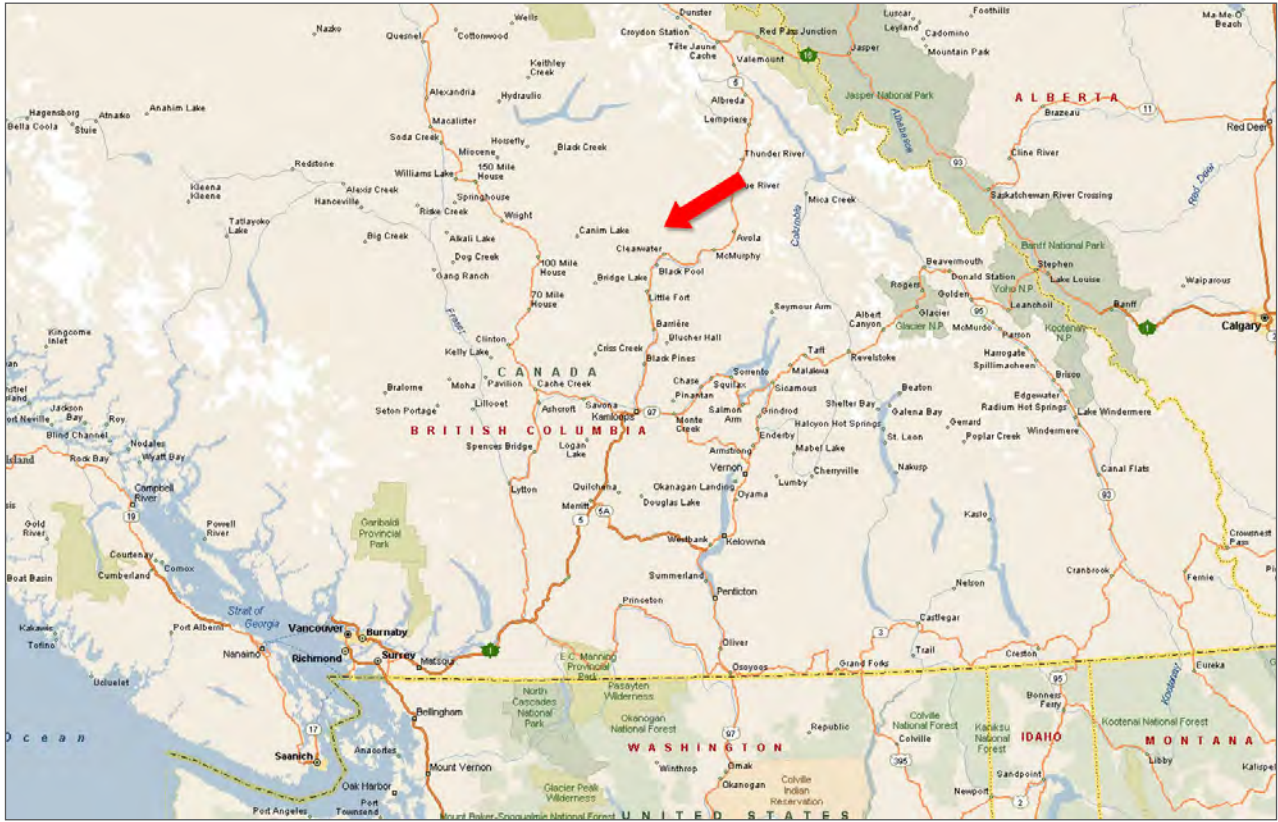
Old shed.

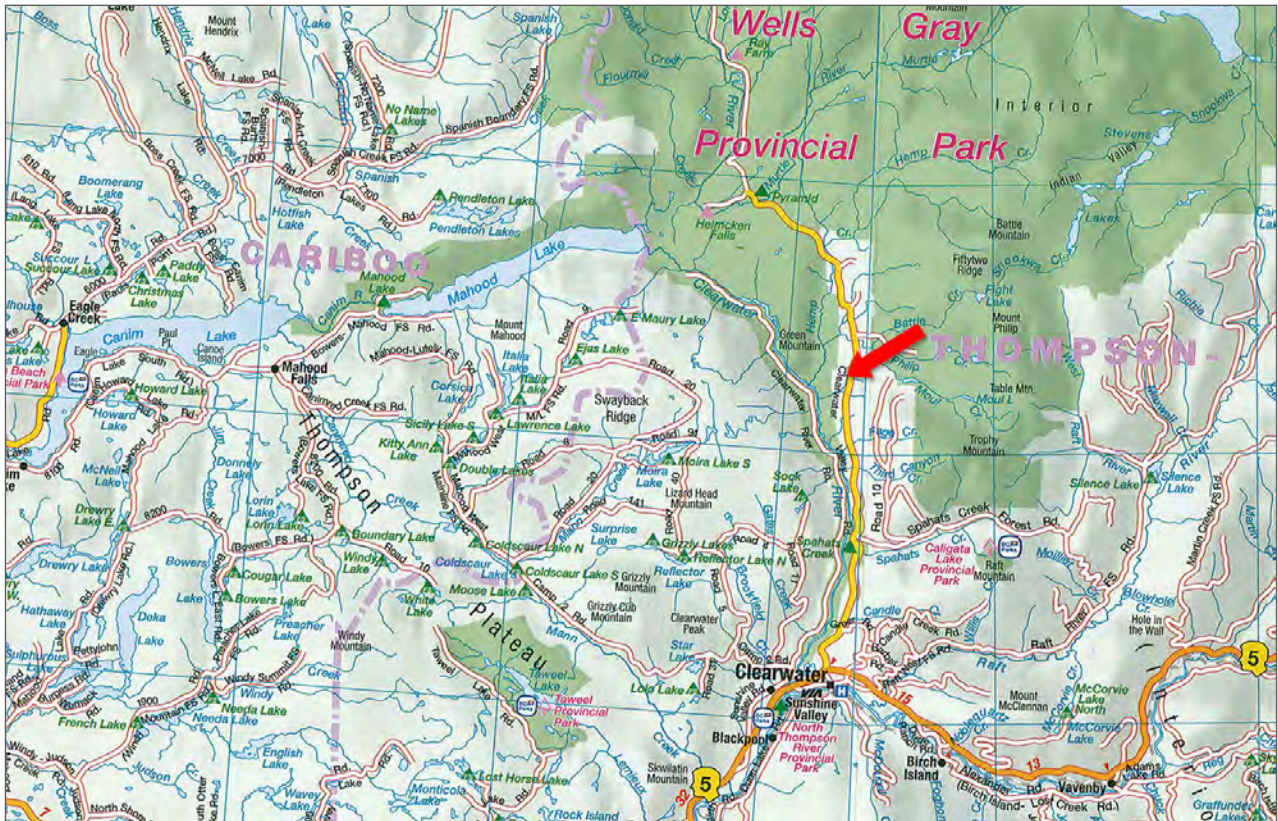
LEGAL

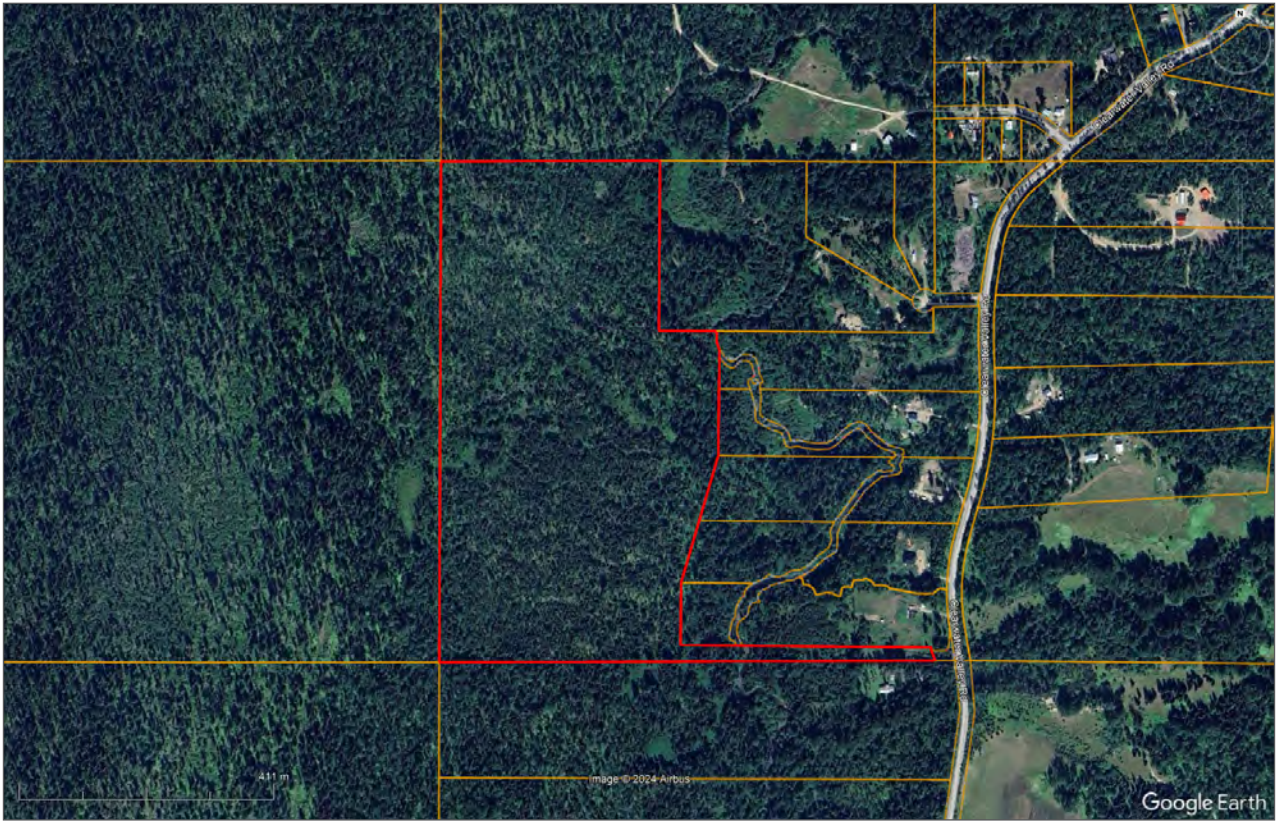
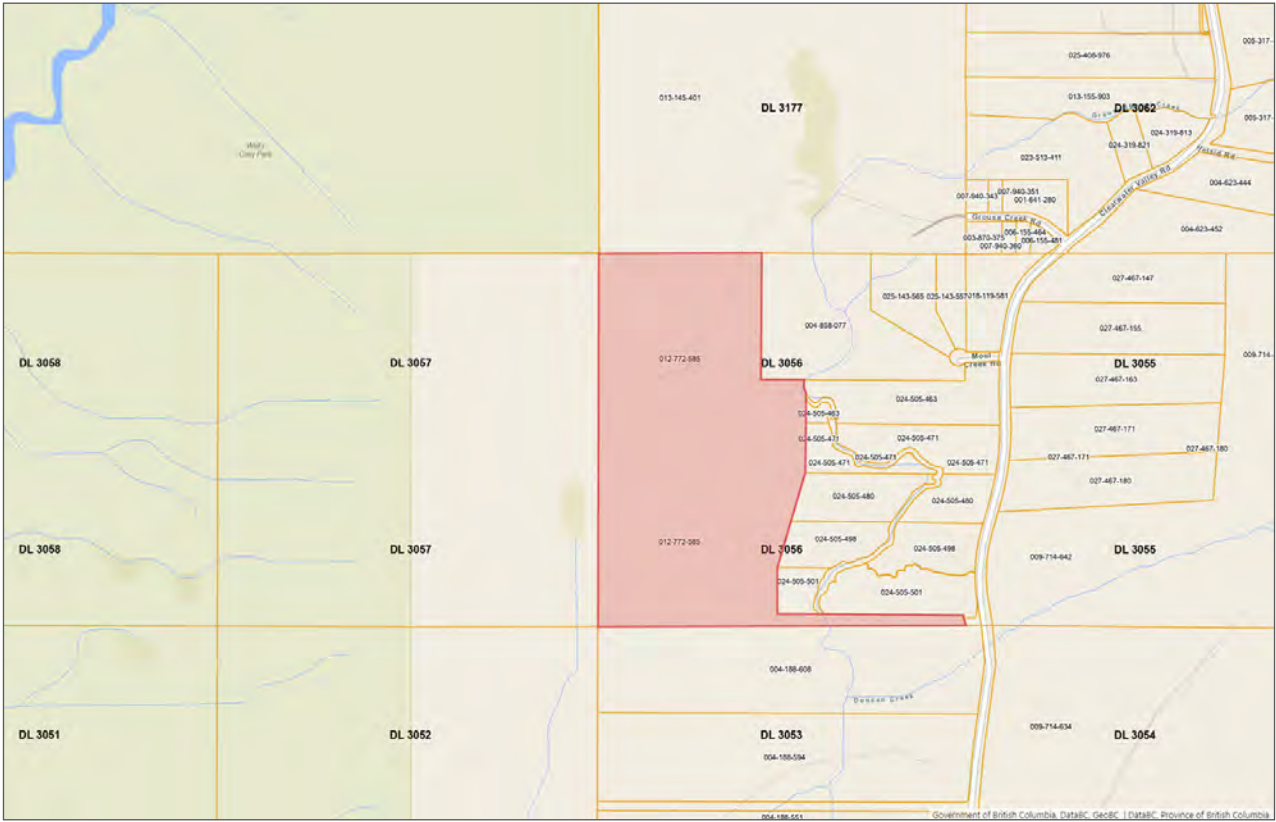
DISTRICT LOT 3056, KAMLOOPS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 27199 & KAP64350 - PID 012-772-585

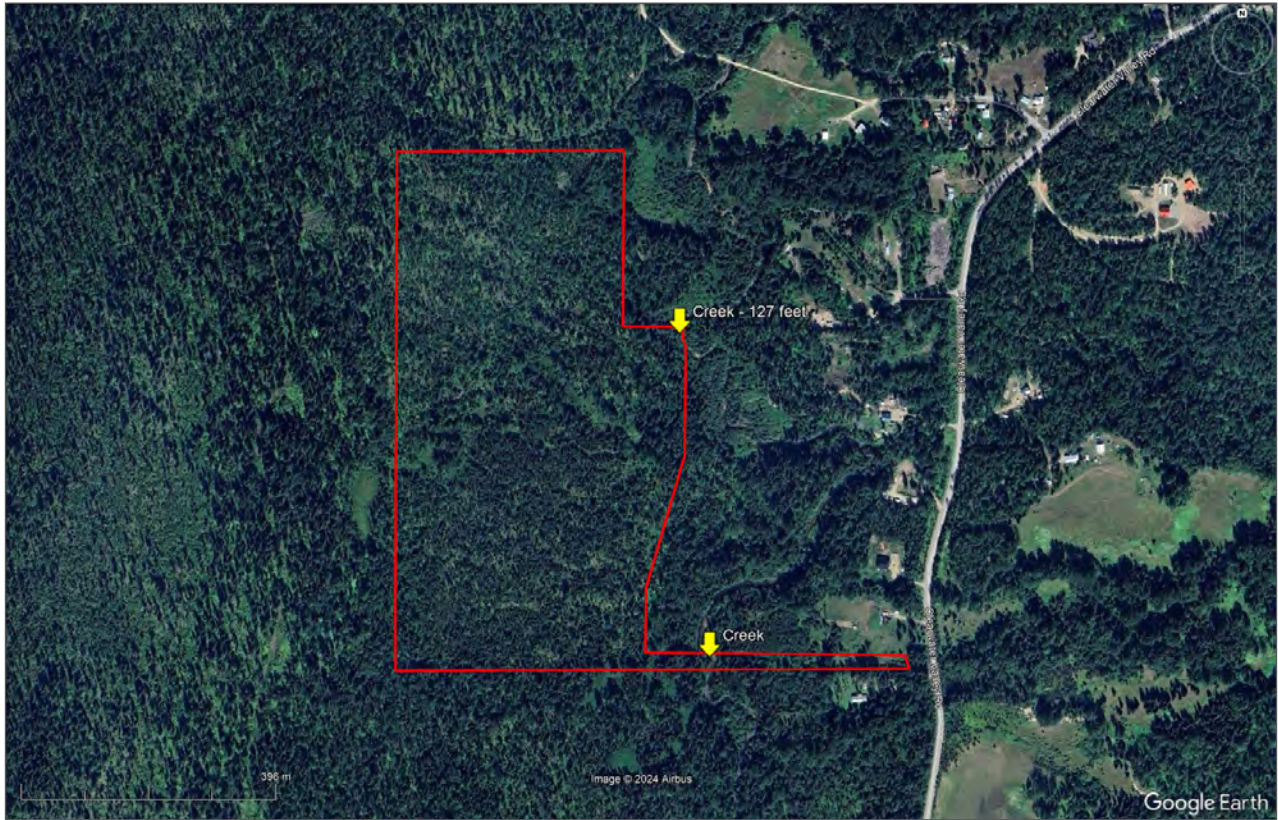




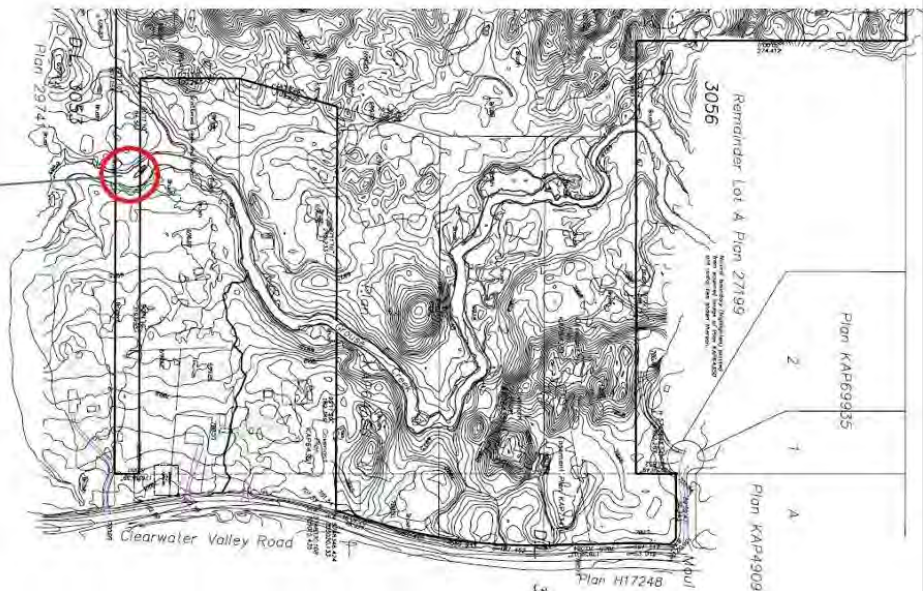








The bridge - driveway will be a clear span structure approx. 20 m long and 3 m wide, crossing Grouse Creek near the end of the access spur from Clearwater Valley Road and just before accessing the main parcel of the property



Notes





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