



**Commercial Lot with Shop and
Cabin - Hagensborg/Bella Coola, BC**



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Commercial Lot with Shop and Cabin

Hagensborg/Bella Coola, BC

PROPERTY DETAILS

Listing Number:	24145
Price:	\$395,000
Taxes (2024):	\$1,243.68
Size:	1.42 acres
Zoning:	C2

DESCRIPTION

This property offers the perfect opportunity for your business venture with this 1.4-acre level, cleared and fenced lot in the heart of Hagensborg, Bella Coola. This exceptional corner lot offers excellent exposure and convenient highway access, making it an ideal location for various commercial endeavours. The expansive yard provides ample space to grow your business, store equipment, boats, or other large items. The commercial zoning of the property opens up a world of possibilities, whether you envision a bustling fishing gear store, a car wash, a mechanics shop, or even a charming restaurant.

The large versatile shop is perfectly equipped to support a range of business activities. Featuring a well-lit showroom with large windows, providing a welcoming space for customers. A front desk and parts room offer organized areas for inventory and client interactions, while the spacious workshop, with 8 ft doors, ensures easy access for larger projects. Additionally, the shop includes a bathroom for convenience and is heated by a reliable wood/oil furnace, ensuring a comfortable working environment year-round.

This lot also offers an open-concept cabin, offering both residential and rental income potential. The cabin's top floor boasts a kitchen, living room, and dining area, creating a cozy and functional living space. The basement, while currently unfinished, includes a bathroom, bedroom, laundry area, and an open area suitable for a second bedroom or recreational room. This cabin can serve as a rental unit, providing additional income, or as a comfortable home for yourself or an employee. With its prime location and versatile facilities, this property is a smart investment for any entrepreneur looking to establish or expand their business in the Bella Coola community, or just retire to a small cabin with a big shop to tinker in.

LOCATION

2498 Douglas Drive - Hagensborg/Bella Coola, BC

AREA DATA

The Bella Coola community is remote in nature and contains a population of approximately 2,000 people. The primary geographical structure of the community, both in terms of physical structures and population distribution is the long, narrow valley. The Chilcotin Highway 20 stretches from the government wharf (on the Pacific Ocean), through the extent of the populated portion of the valley, through Hagensborg and Firvale before climbing to the Chilcotin Plateau. The entire population of the community lives on either side of this road or very near to it.

Amenities

Both Bella Coola and Hagensborg have essential services including retail outlets for groceries and hardware, gas stations and repair shops,

Canada Post offices, gift shops, and places to purchase fishing/hunting licences. Banking can be done at the Williams Lake & District Credit Union in Bella Coola; ATMs are located at the Hagensborg Shop Easy, the Credit Union and the Bella Coola General Hospital. The Bella Coola General Hospital has a walk-in clinic and a pharmacy. Bella Coola/Hagensborg also offer an outdoor rink, an outdoor public pool, an organic market, a vet clinic, as well as numerous arts, gifts and coffee shops.

Education

Bella Coola and Hagensborg offer 4 schools. There is an elementary school in downtown Bella Coola, a K-12 school on 4-Mile reserve as well as a daycare, middle school and high school in Hagensborg.

First Nations

The Bella Coola Valley and neighbouring inlets are the traditional territory of the Nuxalk First Nations. For more information on the rich cultural heritage and history of the Nuxalk nation and Bella Coola Valley, please visit the Nuxalk Nation website. <https://nuxalknation.ca/>

RECREATION

In the Bella Coola Valley, you will find an abundance of fresh water, fresh air, wildlife and outdoor recreation. During the winter months, you can enjoy cross-country skiing, snow machining, snowboarding or skiing on the local hill in Tweedsmuir Park, skating at the outdoor rink or taking part in the weekly volleyball and basketball games. Summers are filled with hiking the many trails, kayaking or fishing in the rivers or ocean, horse riding, biking, rock climbing, or just taking a dip in the refreshing pools along the river. There is something here for every outdoor enthusiast.

Belarko Bear viewing has also been created by BC Parks. The station is located at a prime grizzly feeding spot on the Atnarko River. The station is open and staffed from mid-August to mid-October, when bears are active along the river banks. The Great Bear Rainforest on the central coast of British

Columbia is a world-renowned wilderness eco-tour destination. It is one of the world's few remaining old-growth temperate rainforests. It is also the home of coastal wolves, black bears, grizzlies and the unique Kermode "Spirit Bear."

In recent years, the mountainous terrain around (and accessible from) the Bella Coola Valley has become a publicized destination for Heli-skiing, with a number of skiing movies filmed in the area, and local companies advertising access to 1.5 million acres (6,100 km²) of terrain.

Bella Coola offers a well-known music festival on the third weekend of July as well as a rodeo on July long weekend, and a fall fair in September.

MAP REFERENCE

52°23'41.61"N and 126°29'4.75"W

INVESTMENT FEATURES

This property is zoned C2 and is complete with a large shop and a rental/lining unit offering endless business potential.

SERVICES

- BC Hydro
- Septic Tank
- Community Water

IMPROVEMENTS

1,200 sq. ft. cabin (600 sq. ft. top floor, 600 sq. ft. unfinished basement)

The shop includes a 23' x 24' showroom, a 14' x 23' office/front desk area, a 19'4" x 40' work bay, and a 7'5" x 8' parts room.

LEGAL

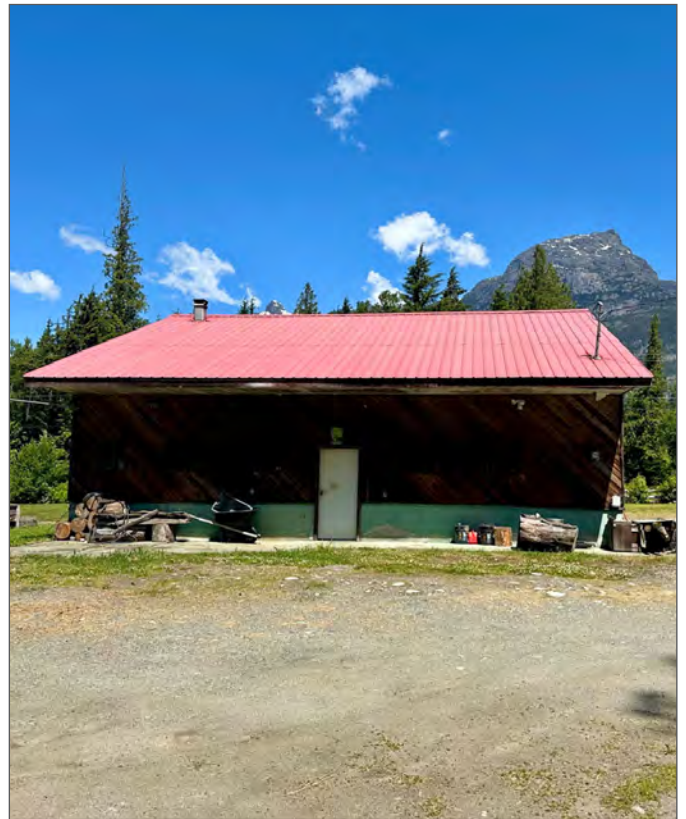
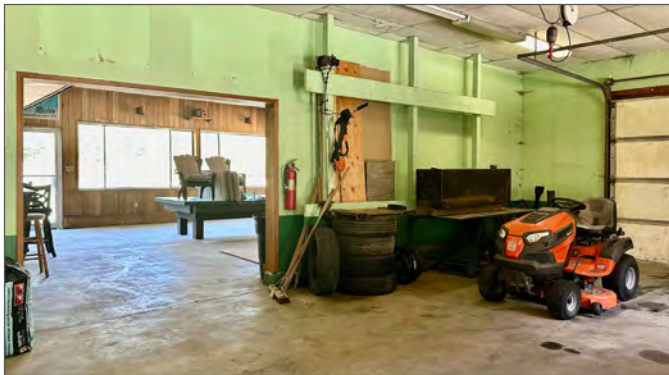
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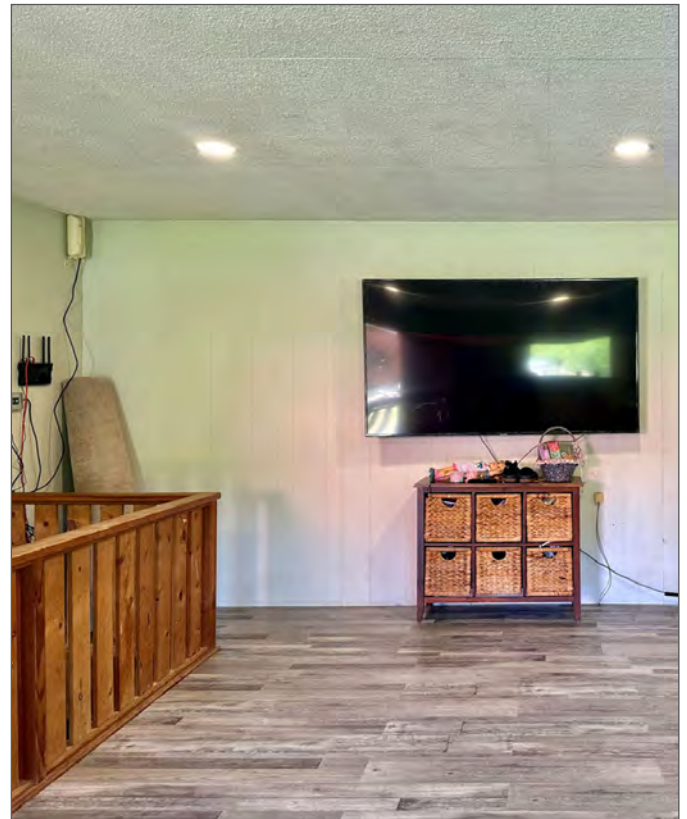
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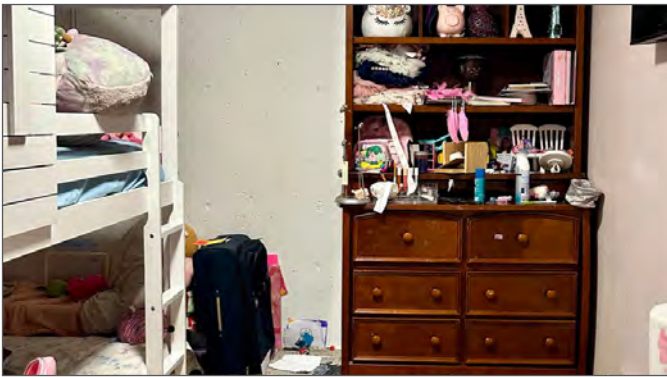


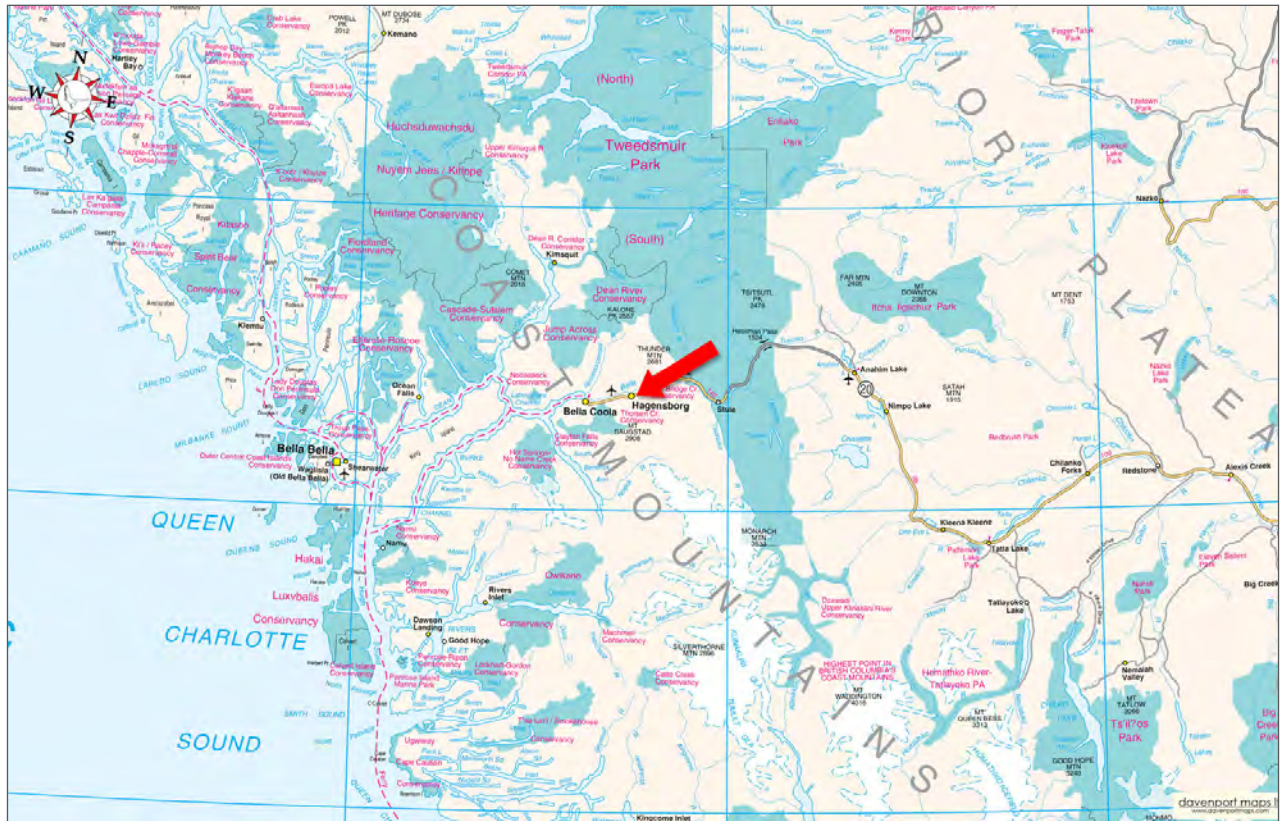


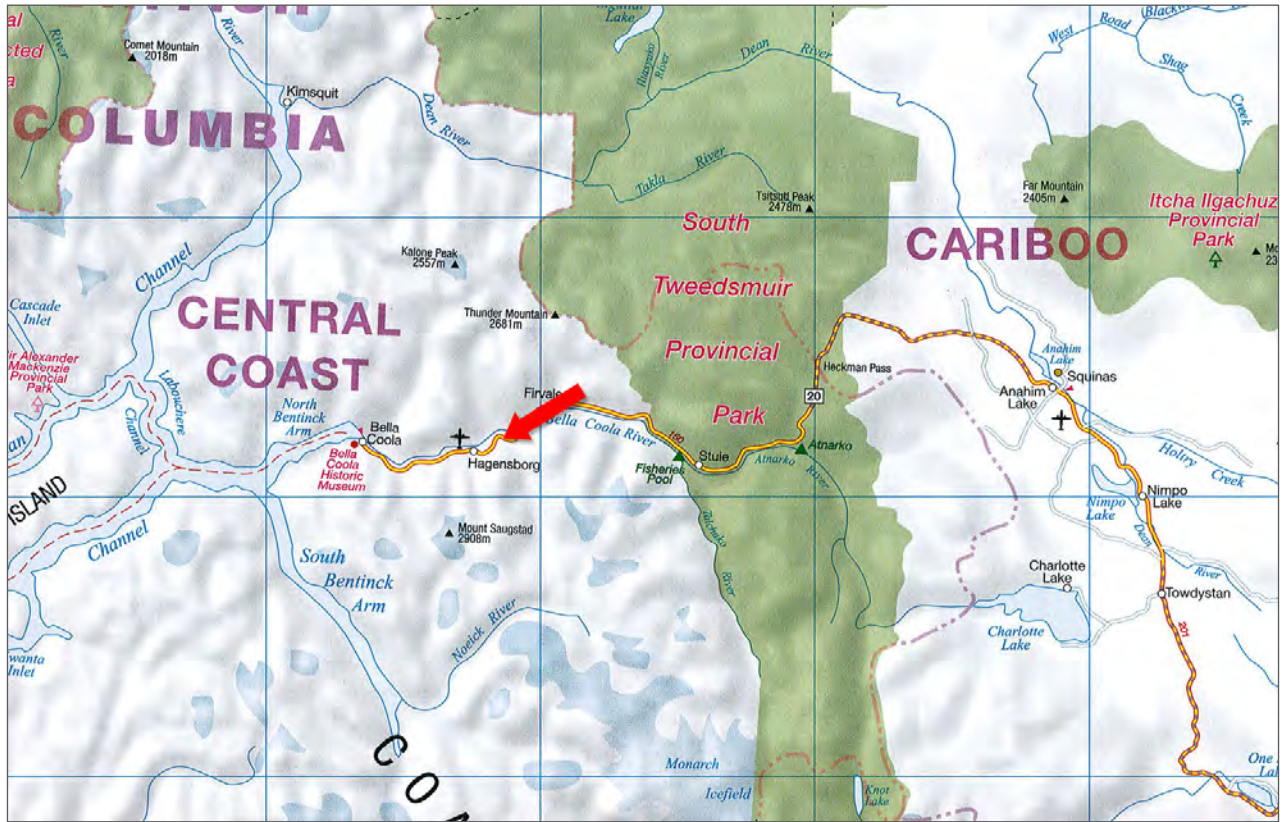


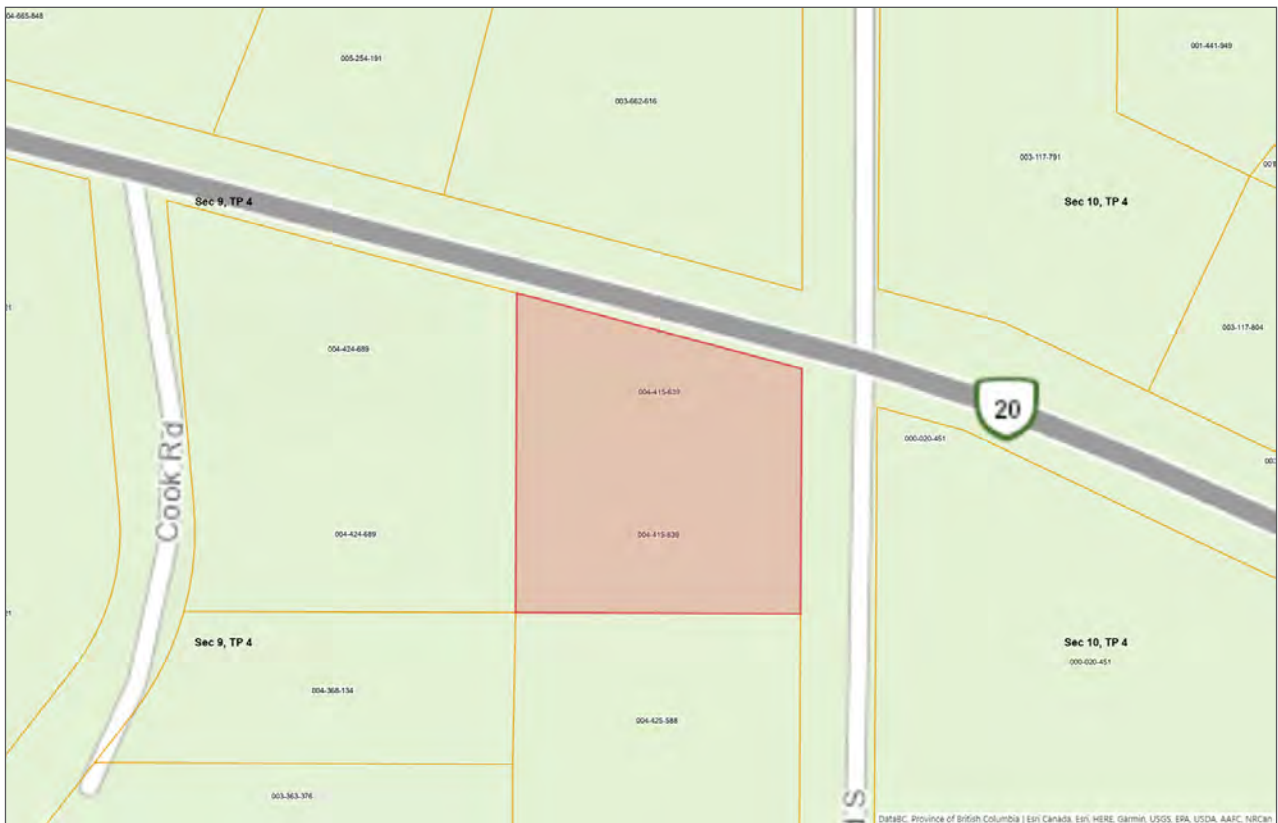
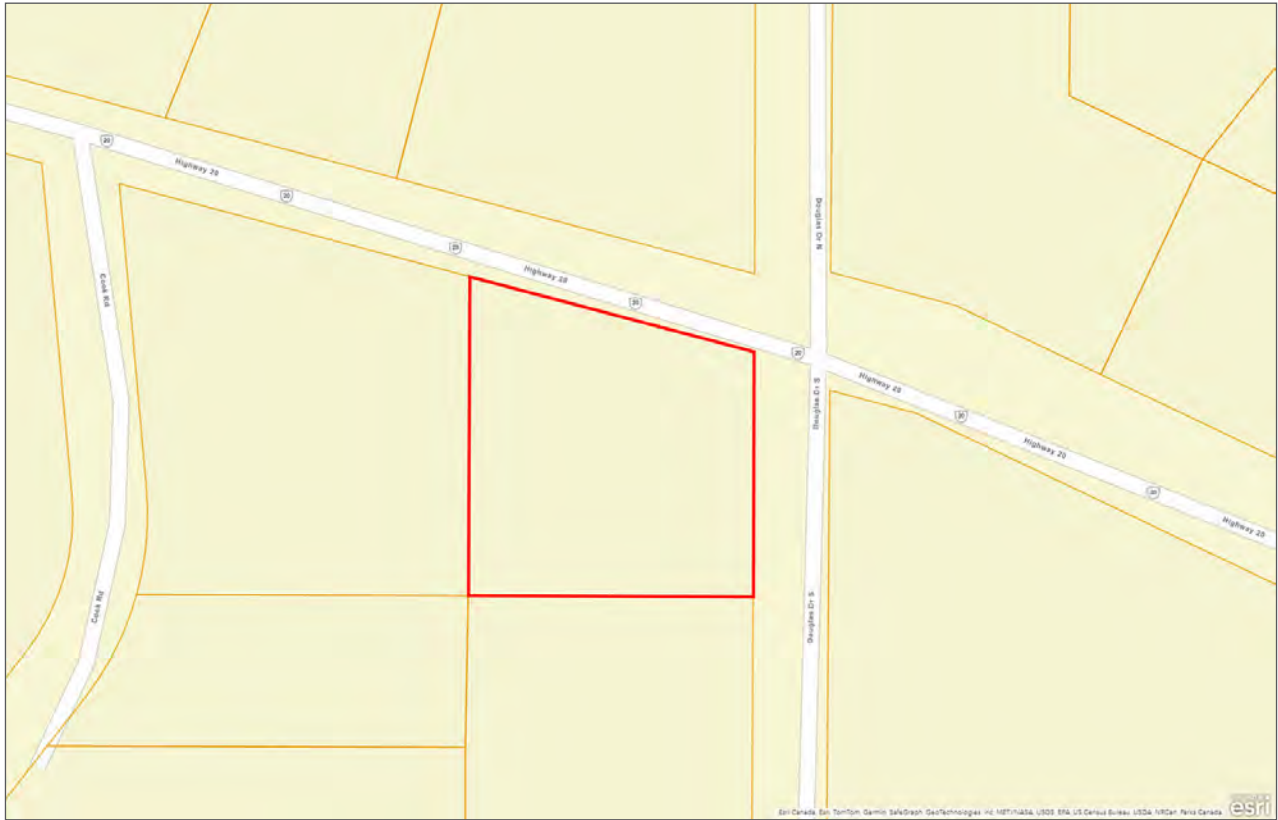














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