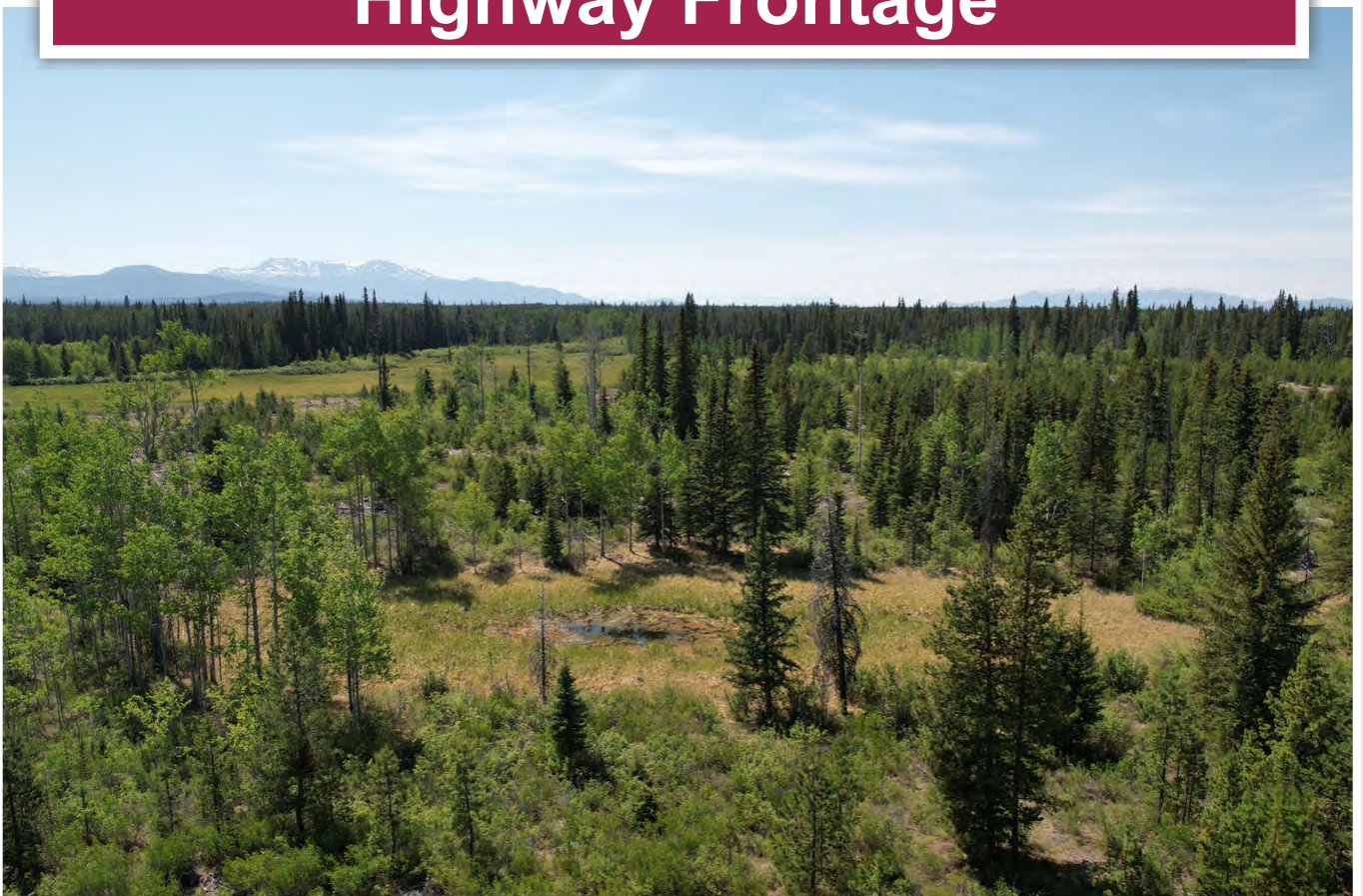




## Commercial Lot with Highway Frontage



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# Commercial Lot with Highway Frontage

## Nimpo Lake

### PROPERTY DETAILS

<b>Listing Number:</b>	23121
<b>Price:</b>	\$125,000
<b>Taxes (2022):</b>	\$1,503.30
<b>Size:</b>	32.86 acres

### DESCRIPTION

This 33-acre lot is partially treed, level and offers over 2,700 ft of highway frontage on Highway 20. It is perfectly situated between the communities of Anahim and Nimpo Lake west of Williams Lake making it the perfect location for office space to service both communities.

The large commercially zoned lot offers endless possibilities for investment or development with excellent access and plenty of open space for easy movement of large equipment, vehicles or material.

The property is surrounded with outdoor possibilities including heli-skiing, hunting, fishing, sightseeing and boating making this the perfect location for an adventure tourism base.

### LOCATION

Block B, District Lot 469 between Anahim Lake and Nimpo Lake on Highway 20.

### AREA DATA

Nimpo Lake has appropriately been named the "Floatplane Capital of BC" and presently has two air charter companies providing a host of services to the many visitors. It also has many private float plane docks around the lake. Sightseeing charters are very popular because so much of this scenic area is only accessible by air. Nimpo Lake is a favourite stop for many pilots flying on their way to the Yukon or Alaska who have become accustomed to refueling here.

Nimpo Lake is at 3,655 ft elevation with spectacular views of the Coast Mountain Range to the south. It is a relatively calm lake, well known for its trout fishing, kayaking, canoeing or just drifting with a fishing line.

The Nimpo Lake Community can also satisfy your needs with a general store, fuel station, a bakery, a restaurant and many full service accommodations. There are many alpine and high altitude lakes in the area for camping, fishing, hunting and hiking. A day will not go by in the summer when you won't see a floatplane take off of the lake carrying visitors on a flightseeing tour to the Turner Lake chain for a multi-day canoe trip, or for a day of fishing on one of the pristine fly in lakes.

### Anahim Lake

This small Chilcotin community has a population of approximately 300 people and is the home of NHL star, Carey Price. The community itself supports 2 gas stations, 2 grocery stores and 2 restaurants. It also offers a school, RCMP Station and a Post Office.

Anahim Lake is surrounded by Coastal mountain ranges, tranquil lakes and expansive grasslands. It is well known for its incredible wilderness terrain, excellent ranching and its annual rodeo.

### **Dean River**

The Dean River starts its life in Nimpo Lake flowing out as a small stream. It begins to meander slowly to the northwest and into nearby Anahim Lake. It then continues onward past Abuntlet and Lessard Lake towards Tweedsmuir Provincial Park. This upper headwater section of the river is accessible by boat and is best known for its resident wild rainbow trout. Once inside Tweedsmuir Park, the Dean River turns to the west, travelling downward through the Coast mountain range to the Dean Channel and out into the Pacific Ocean. The lower portion of the Dean, from the mouth of the river to Crag Creek, is the salmon and steelhead section and can only be reached by boat via Dean Channel or by air.

Dean River Valley between Anahim Peak to the west and the Ilgachuz and Itcha Ranges to the east, is one of the great valley of the Chilcotin. It is a wildlife paradise with moose, caribou, wolves, bears, ducks and geese.

### **RECREATION**

Nimpo Lake is long, deep, and packed full of great fishing. As if the lake itself weren't enough, it's also part of the Dean River system, which in itself is world-class fishing. Many species of wildlife can be seen in the area including deer, moose, caribou, bears, wolves, cougars and several species of birds.

Surrounded by the snow-capped Coastal Mountain Range, tranquil lakes and expansive grasslands, Anahim Lake and Nimpo Lake have year-round outdoor adventure opportunities. These include fishing, canoeing, hiking, horseback riding, bird watching, cross-country skiing, ice-fishing, snowmobiling for just a few examples. Nearby

parks—Tweedsmuir Provincial Park to the west, Itcha Ilgachuz Provincial Park to the north, and Tsy'os Provincial Park to the southeast—also provide incredible wilderness recreation terrain.

Anahim Lake us surrounded by an abundance of wildlife, hunting, fishing, trail riding and year-round recreational outdoor activities. It can be referred to as the gateway to Tweedsmuir Park offering beautiful summer hiking trails and epic winter snowmachining. Anahim Lake is also the trailhead for the Precipice, the Rainbow Mountain Range and Mt. Kappan lookout. It is known for its fishing because of the easy access to numerous surrounding lakes and the world-famous Dean River. You can find endless opportunities to enjoy the outdoors in this vast area.

### **MAP REFERENCE**

52°25'26.53"N and 125°14'36.70"W

### **INVESTMENT FEATURES**

This property is perfectly situated with maximum highway frontage ideal for industrial, commercial or residential development. Hydro and telephone are at the lot line.

### **SERVICES**

- BC Hydro and Telus at lot line
- Satellite Internet available

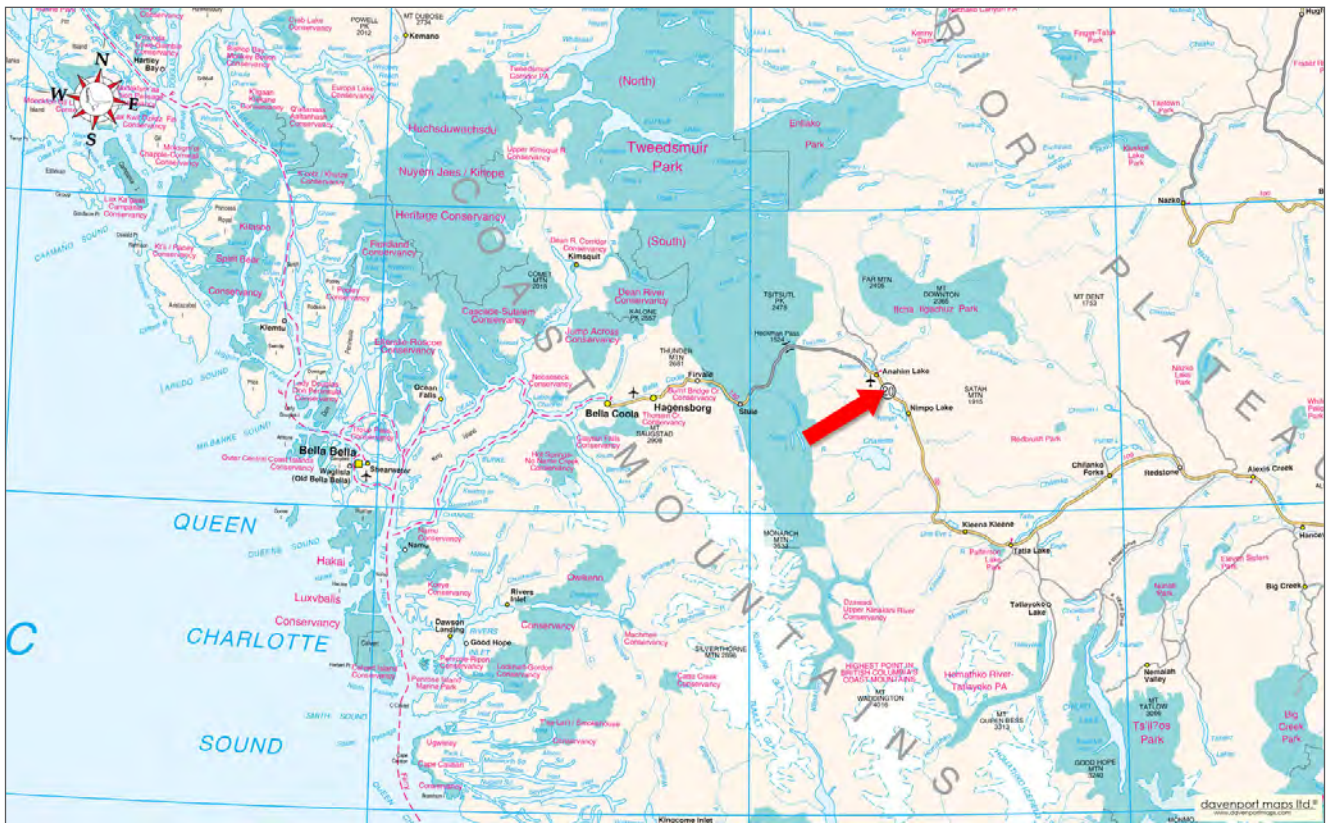
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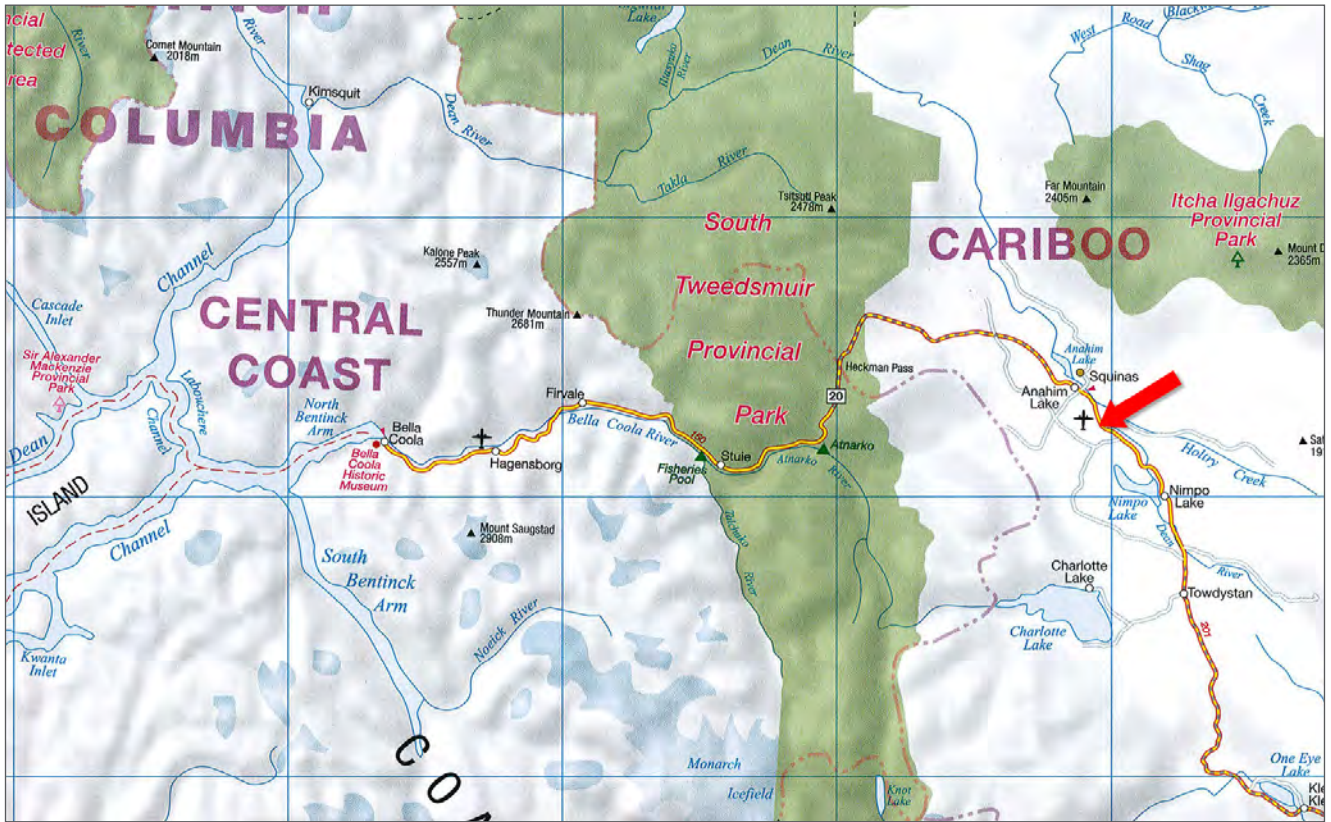
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COAST DISTRICT

PID 026-525-607



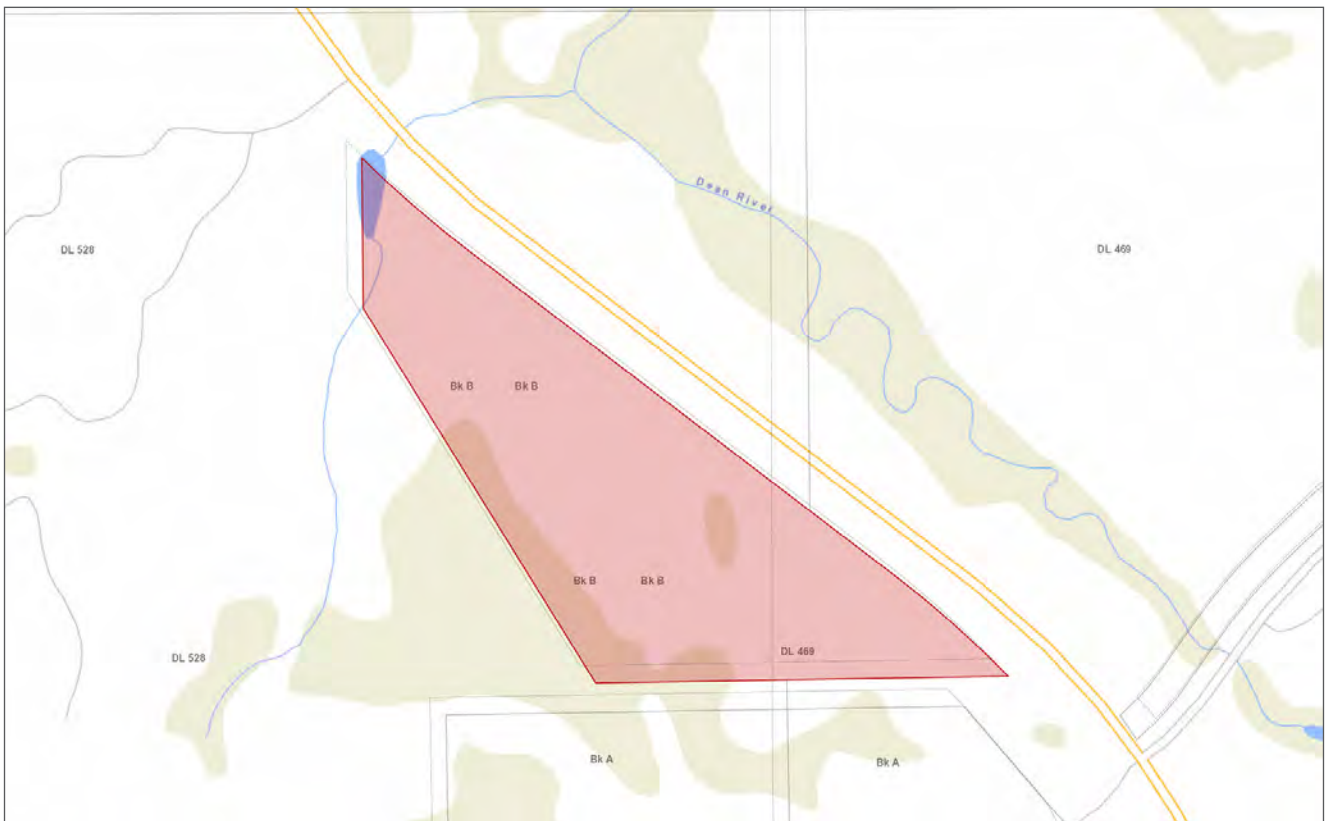
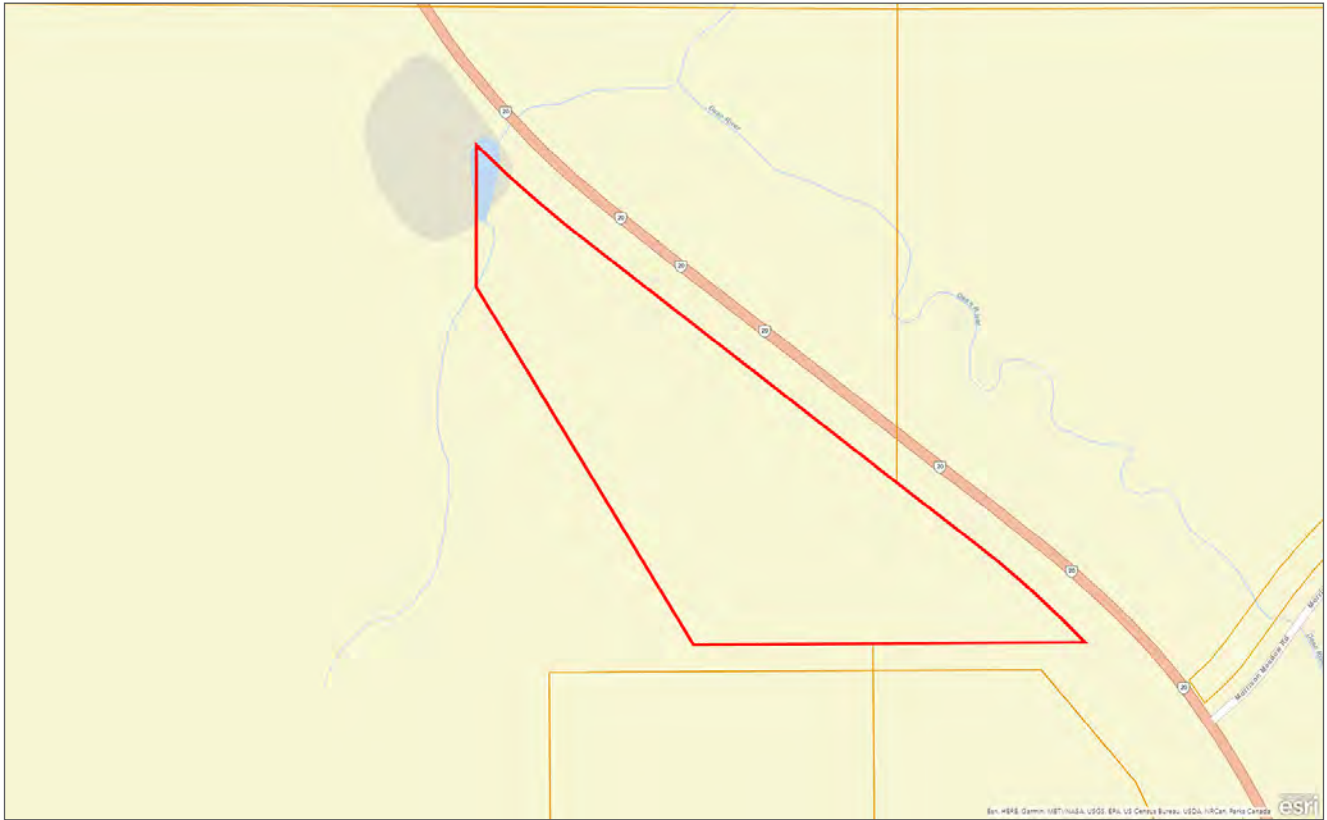
















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