



**Industrial Land with Rental
Income in Mackenzie, BC**



www.landquest.com

Sam Hodson
Personal Real Estate Corporation
sam@landquest.com
(604) 809-2616



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Industrial Land with Rental Income in Affordable Mackenzie, BC

PROPERTY DETAILS

Listing Number:	24266
Price:	\$919,000
Size:	28.42 acres
Zoning:	M2 Heavy Industrial

DESCRIPTION

This 28.42-acre industrial property in Mackenzie, BC, offers prime, M2-zoned land with power, water, septic and direct access to the town's rail system, and conveniently close to the airport. Included is a 2,400 square foot metal office building, currently rented for \$32,500 per year.

The lot is subdividable into 5-acre parcels and suitable for various industrial uses, including manufacturing, equipment repair, forestry, storage/warehouse facilities, fueling stations, and even residential single-family homes. With its versatile zoning and strategic location, this property provides an exceptional opportunity for businesses seeking low operating costs and proximity to both commercial infrastructure and natural attractions like lakes, rivers, and hiking trails. Contact the listing agent for more details or to schedule a tour.

LOCATION

5051 Coquiwaldie Rd - Mackenzie, BC

DIRECTIONS

Please see the mapping section of this listing.

AREA DATA

Mackenzie is a remote community located in the northern interior, surrounded by extensive forests, lakes, and mountain ranges. Positioned between the Rocky Mountains to the east and Williston Lake to the west, Mackenzie is known for its proximity to nature, offering striking views, diverse wildlife, and outdoor recreational opportunities year-round. The area is heavily forested and has a strong forestry industry presence, with sawmills and logging being central to the economy.

The small-town atmosphere is paired with a resilient community spirit, often celebrating local events and festivals that honor its forestry heritage. This remote, scenic area attracts those who enjoy an active, nature-centered lifestyle and value a close-knit community.

VEGETATION

Characterized by dense boreal forests, the varied vegetation supports diverse wildlife habitats and reflects Mackenzie's rugged northern environment, with forested landscapes stretching for miles in all directions.

RECREATION

The area is rich in outdoor activities. Williston Lake, Canada's largest man-made reservoir, is a popular location for fishing, boating, and camping, attracting both locals and visitors. Morfee Lake, closer to town, is a beautiful and easily accessible lake is a favorite spot where locals go to swim, canoe, hike, or just relax on the beach or have a picnic. In the winter, Mackenzie's snowy landscape

becomes a playground for skiing, snowboarding, and snowmobiling. The Little Mac Ski Hill offers a variety of family-friendly winter sports.

A bit further out, Powder King Mountain Resort in Pine Pass is well-loved for its fantastic powder snow, making it a go-to for skiers and snowboarders in the area. There's also Carp Lake Provincial Park and nearby rivers that offer great fishing, camping, and wildlife watching, giving locals and visitors plenty of ways to enjoy the beautiful outdoors around Mackenzie.

HISTORY

Mackenzie was established in the 1960s as a planned community to support the thriving forestry industry, particularly after the construction of the W.A.C. Bennett Dam on the Peace River, which led to the creation of Williston Lake. This massive reservoir, the largest in Canada, provided an efficient water route for transporting logs, making it central to Mackenzie's economic growth. Named after explorer Alexander Mackenzie, the town was built to house workers for mills and other forestry operations, laying the groundwork for a strong logging-based economy that remains vital today.

MAP REFERENCE

55°18'20.66"N and 123° 8'42.17"W

BOUNDARIES

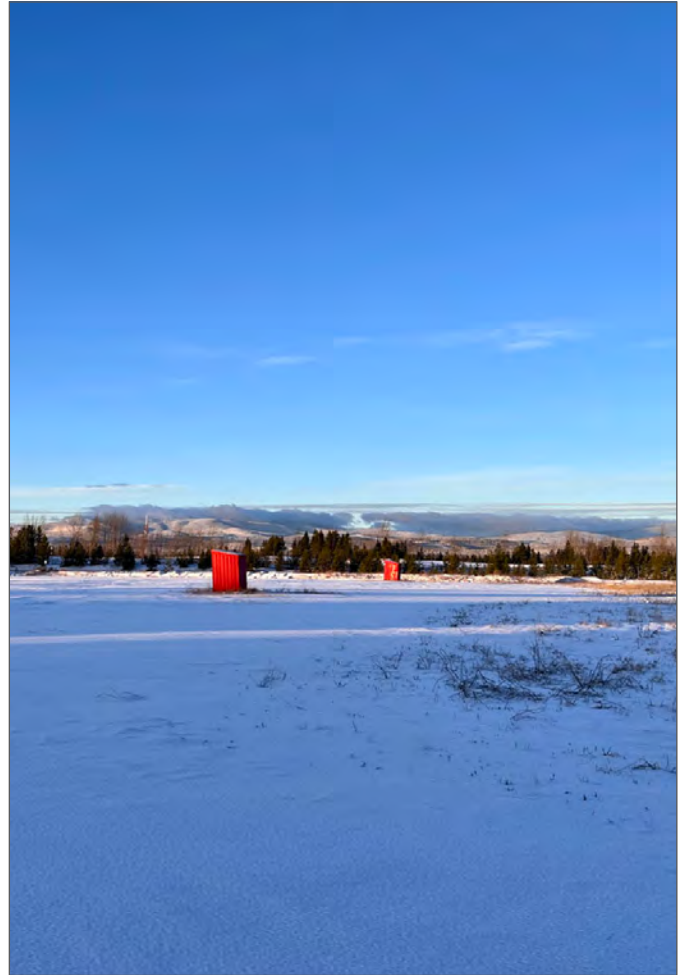
Please see the mapping section of this listing, all boundaries are approximate.

INVESTMENT FEATURES

\$32,500 in annual lease revenue.

SERVICES

- Power
- Water
- Septic



IMPROVEMENTS

Included is a 2,400 square foot metal office building, currently rented for \$32,500 per year.

TAXES

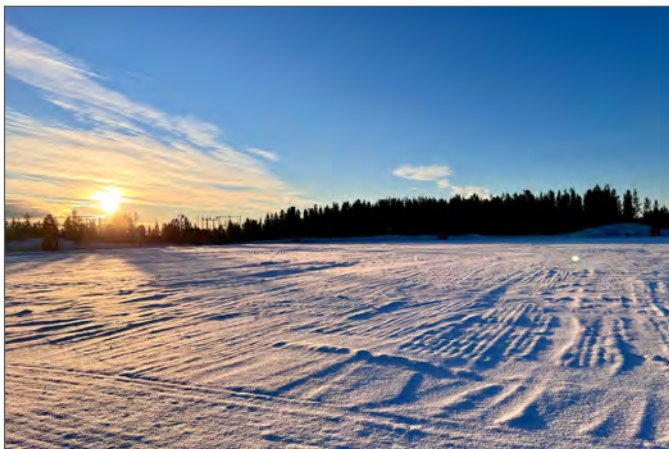
\$15,693.68 (will drop in considerably in 2025)

LEGAL

LOT 7 DISTRICT LOT 12479 CARIBOO DISTRICT
PLAN EPP21447 - PID 028-917-634

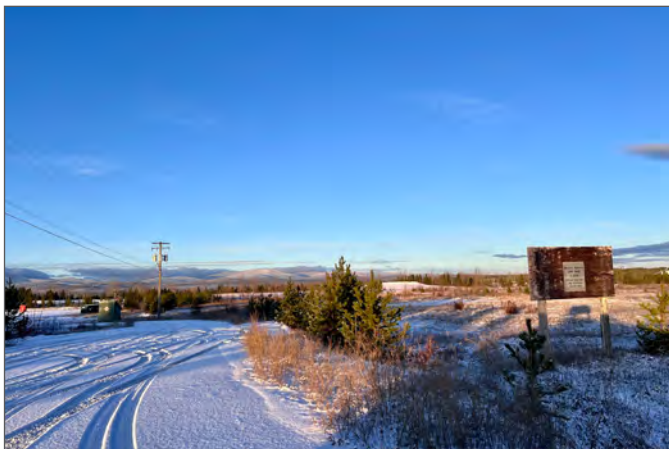


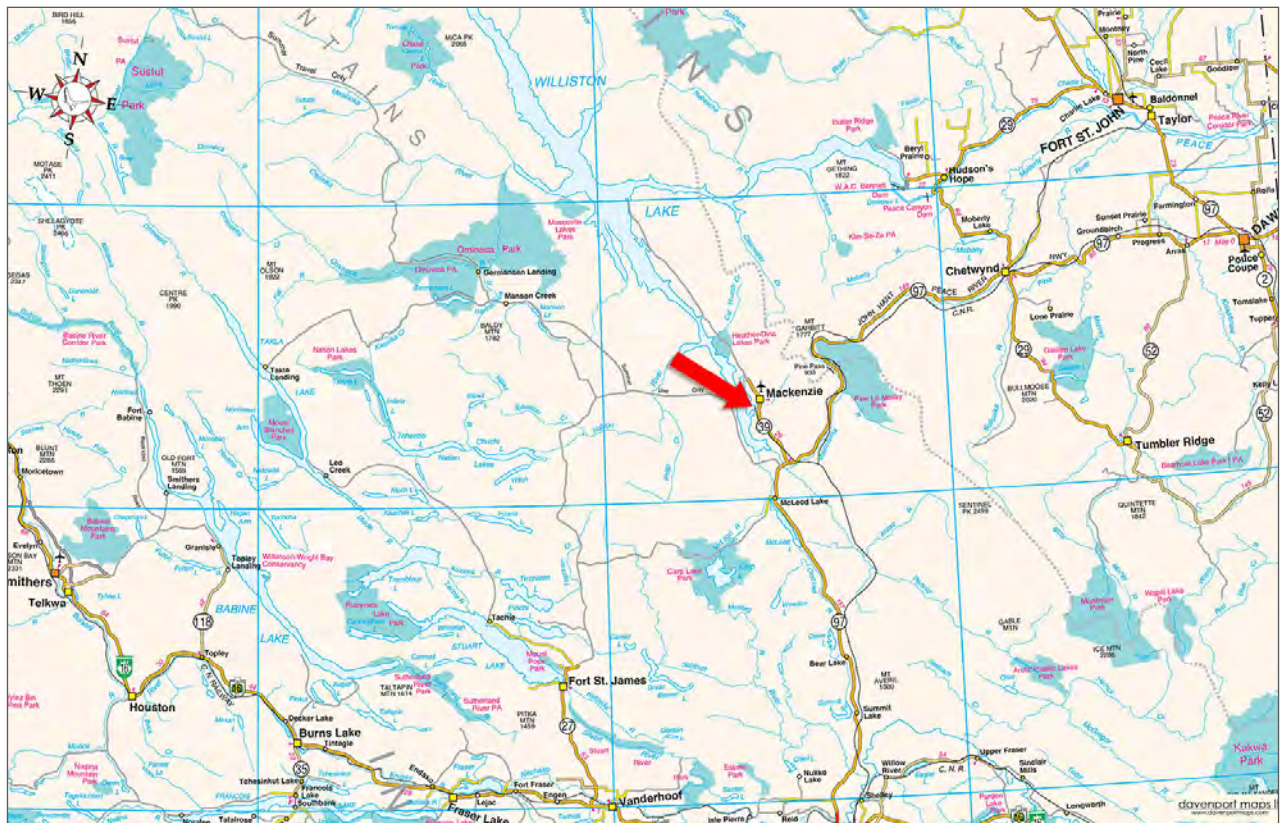


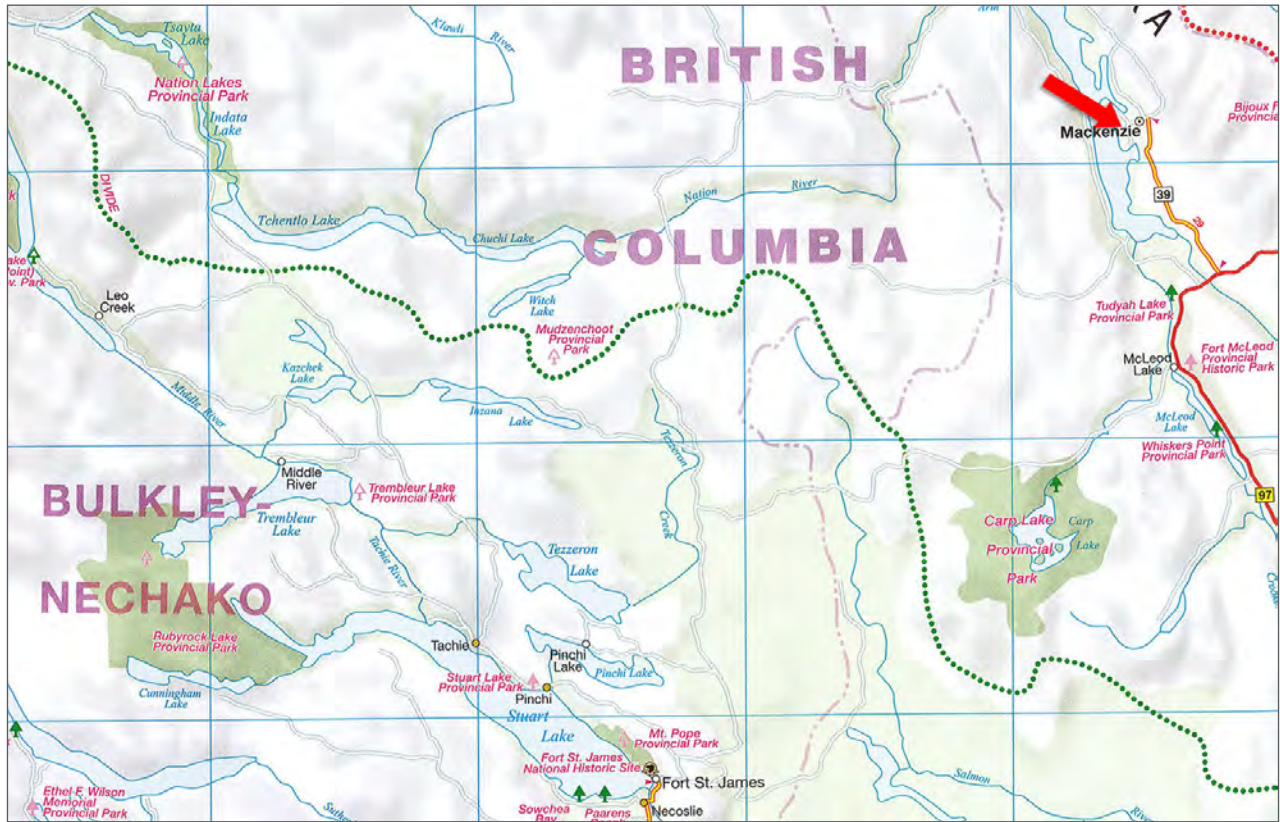




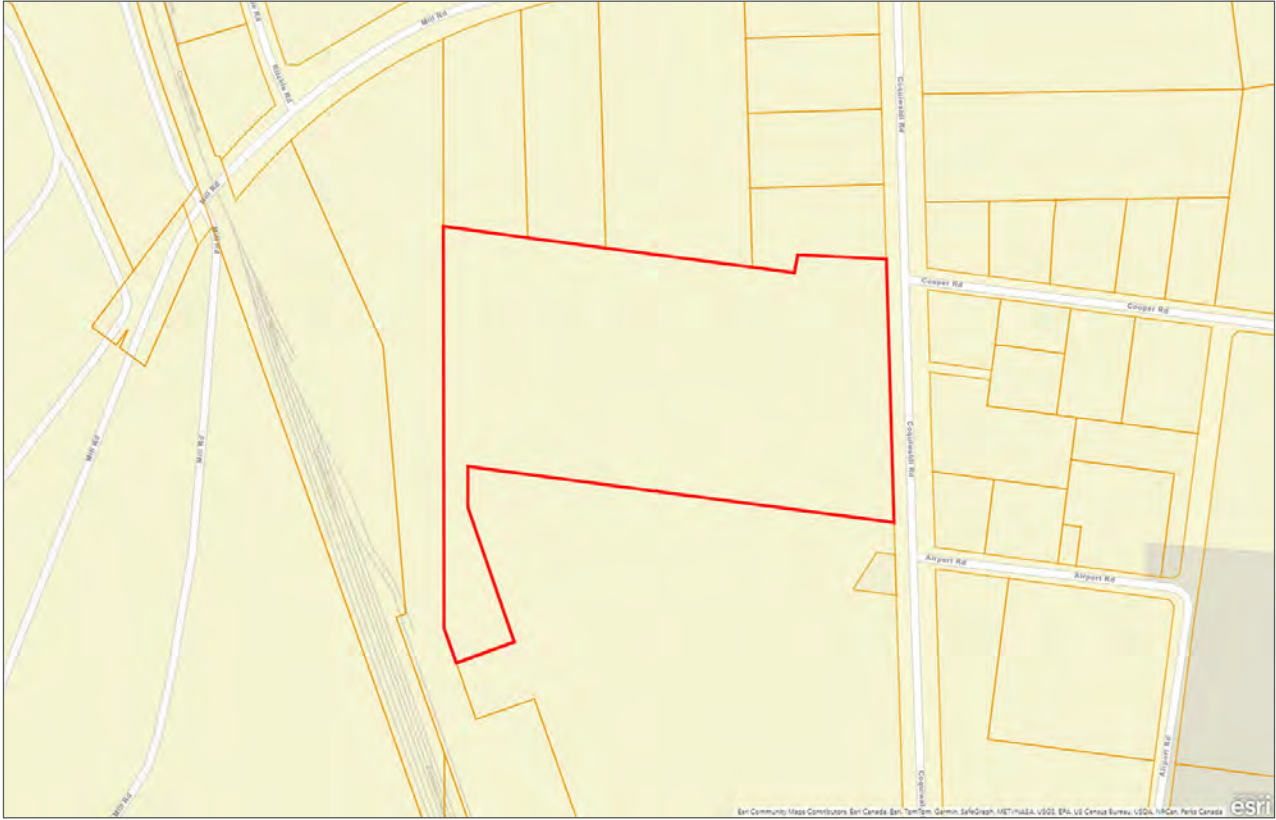












Notes





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Sam Hodson
Personal Real Estate Corporation
President
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(604) 809-2616

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)