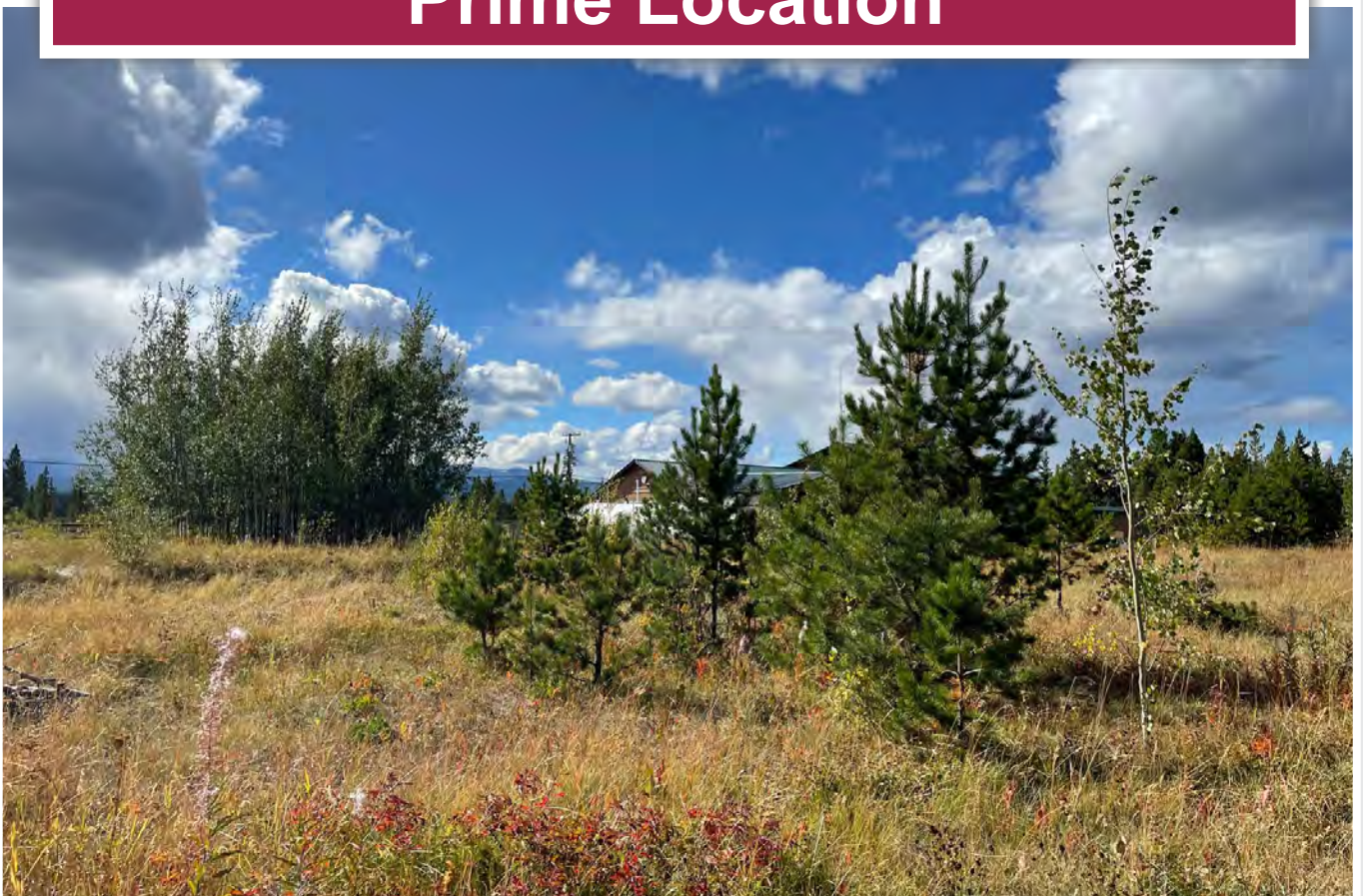




**Lake View Commercial Lot in
Prime Location**



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Lake View Commercial Lot in Prime Location

Nimpo Lake, BC

PROPERTY DETAILS

Listing Number:	23195
Price:	\$90,000
Taxes (2023):	\$942.29
Size:	3.04 acres
Zoning:	C1

DESCRIPTION

3.04 acres of Commercial (C1) zoned property on Highway 20 'downtown' Nimpo Lake. Property offers excellent highway frontage, is partially treed and is in a prime location between the main grocery store and restaurant. It is also perfectly appointed across from Nimpo Lake with excellent views, resorts, public boat launch and numerous tourist accommodations. This property previously had a 3 storey, 14 unit motel. It is mostly level and cleared offering a large area ready for construction. The property also has an older two-car garage and a shed with covered wings for storage.

Property has a drilled deep water well which produced excellent water at a high flow rate. There is also waste water plumbing underground, collection cistern (covered with large boulder) and underground plumbing to the settling lagoons.

This large, commercial lot offers a great opportunity to build a new hotel, tourist accommodation or other business venture in a very popular area along Highway 20.

LOCATION

21136 Chilcotin Highway 20 - Nimpo Lake, BC

Nimpo Lake is just 3 hours west of Williams Lake and 2 hours east of Bella Coola on Chilcotin Highway 20.

DIRECTIONS

Very easy access on well-maintained paved roads. Follow Highway 20 West 290 km. from Williams Lake through the Towns of Alexis Creek, Tatla Lake through to Nimpo Lake.

From Bella Coola, follow Highway 20 East approximately 200 km through Hagensborg, over Heckman Pass, through Tweedsmuir Park and continue past Anahim Lake to Nimpo Lake.

The property is between the Nimpo Lake General Store and the Restaurant, across the street from the rest area.

AREA DATA

Nimpo Lake has appropriately been named the "Floatplane Capital of B.C." 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 refuelling 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. Provincial campsite on Turner Lake (15 minute flight) a few kilometres from World famous Hunlen Falls. A plateau surrounded by four mountain ranges and, reportedly 800 lakes within 80 kilometres!

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. Hiking trails and cross country skiing at Nimpo' community hall a block distant.

Many species of wildlife can be seen in the area including deer, moose, caribou, bears, wolves, cougars and several species of birds.

South is the snow-capped Southern Coastal Mountain Range, Itcha Mountains to the north with Ulkatcho and Rainbow ranges to the west, 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'los Provincial Park to the southeast—also provide incredible wilderness recreation terrain.

Anahim Lake is surrounded by an abundance of wildlife, hunting, fishing, trail riding, hiking trails 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 its 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.

INVESTMENT FEATURES

Commercially zoned 3.04-acre lot featuring excellent views of Nimpo Lake with all services in place. This lot offers several investment features making this an excellent business opportunity.

The location and highway frontage provide high visibility, easy accessibility and scenic views, which is also a draw for potential tourists and customers. The level, usable terrain is also advantageous for construction and development purposes while the current services and existing utilities will help to streamline the development process.

The commercial zoning designation allows for a wide range of potential uses including retail, food, offices, hotels, resort and recreation.

SERVICES

- 2 sewer lagoons and septic sump in 4' culvert under large boulder
- 180' high flow drilled well behind store near property corner at trailer park
- BC Hydro
- Internet and Telus Fiber Optics being installed throughout Nimpo area

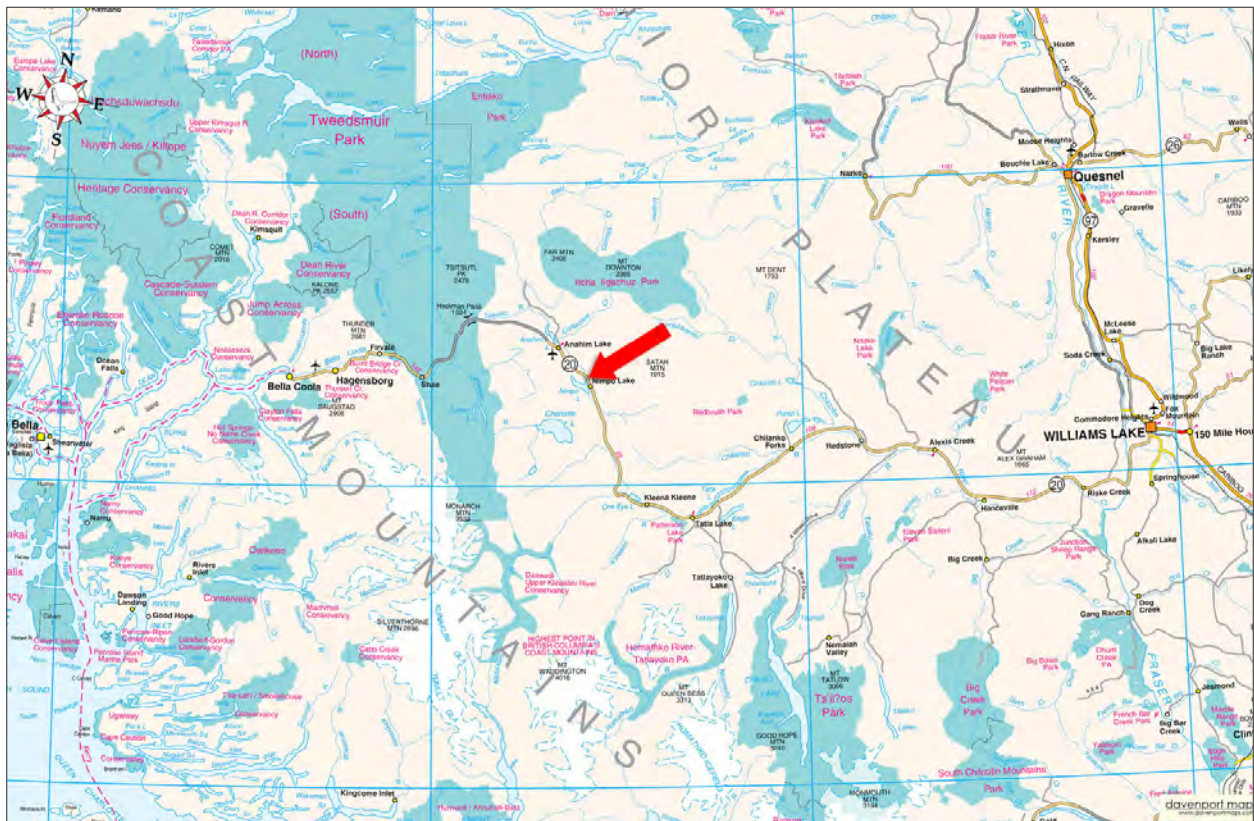
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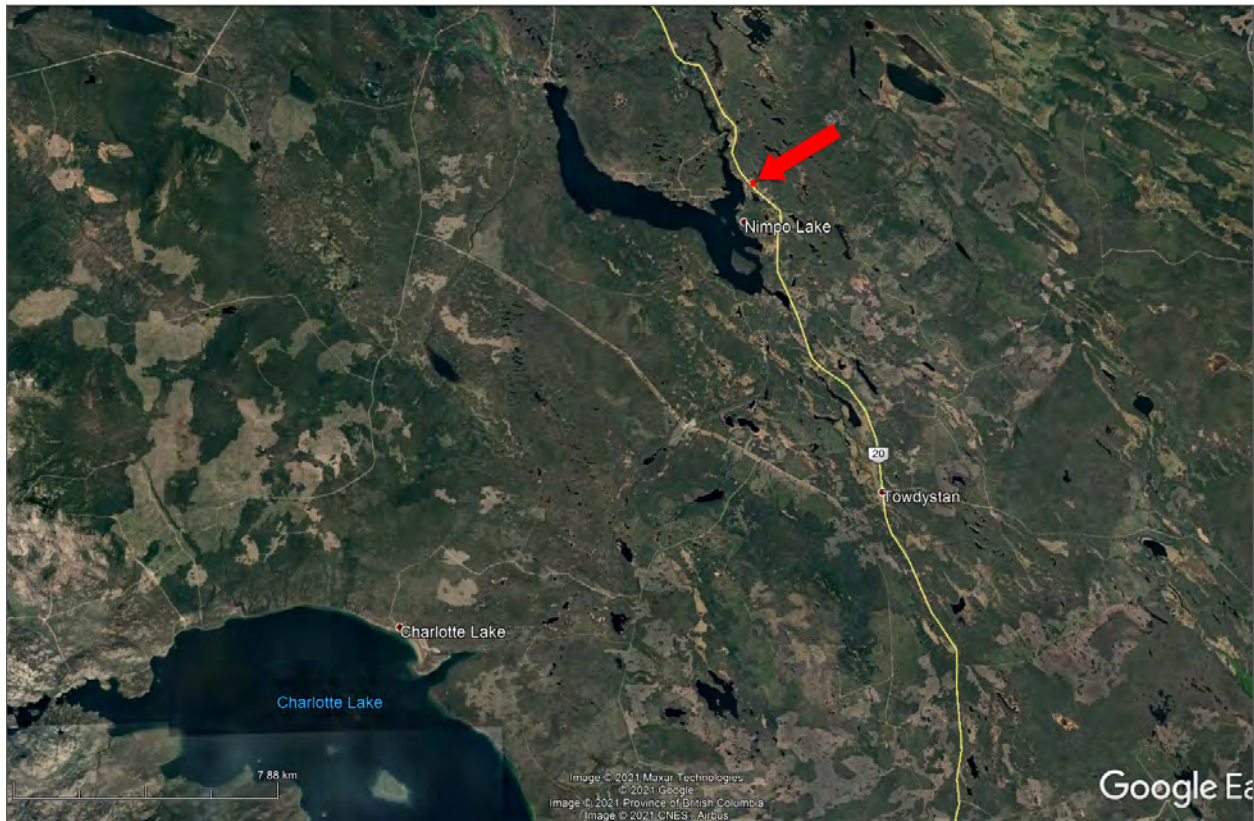
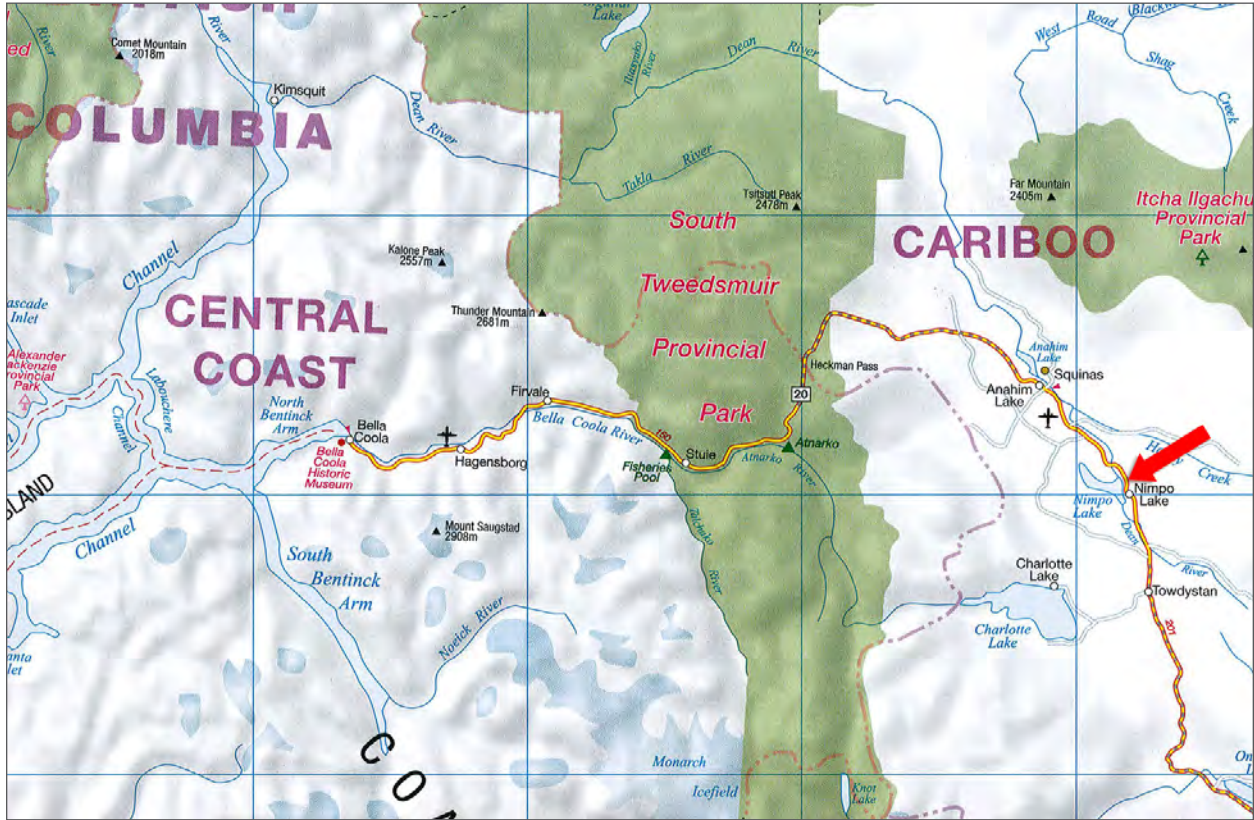
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DISTRICT PLAN 25822
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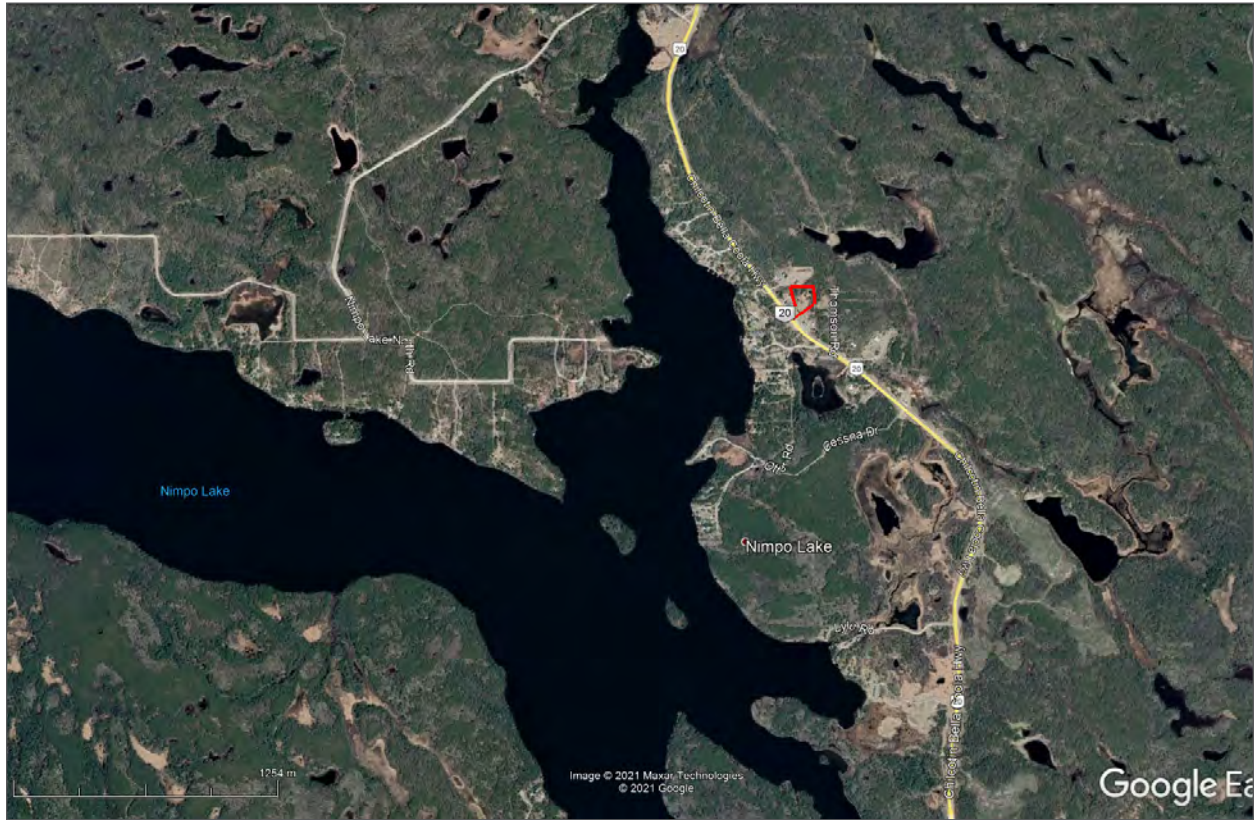


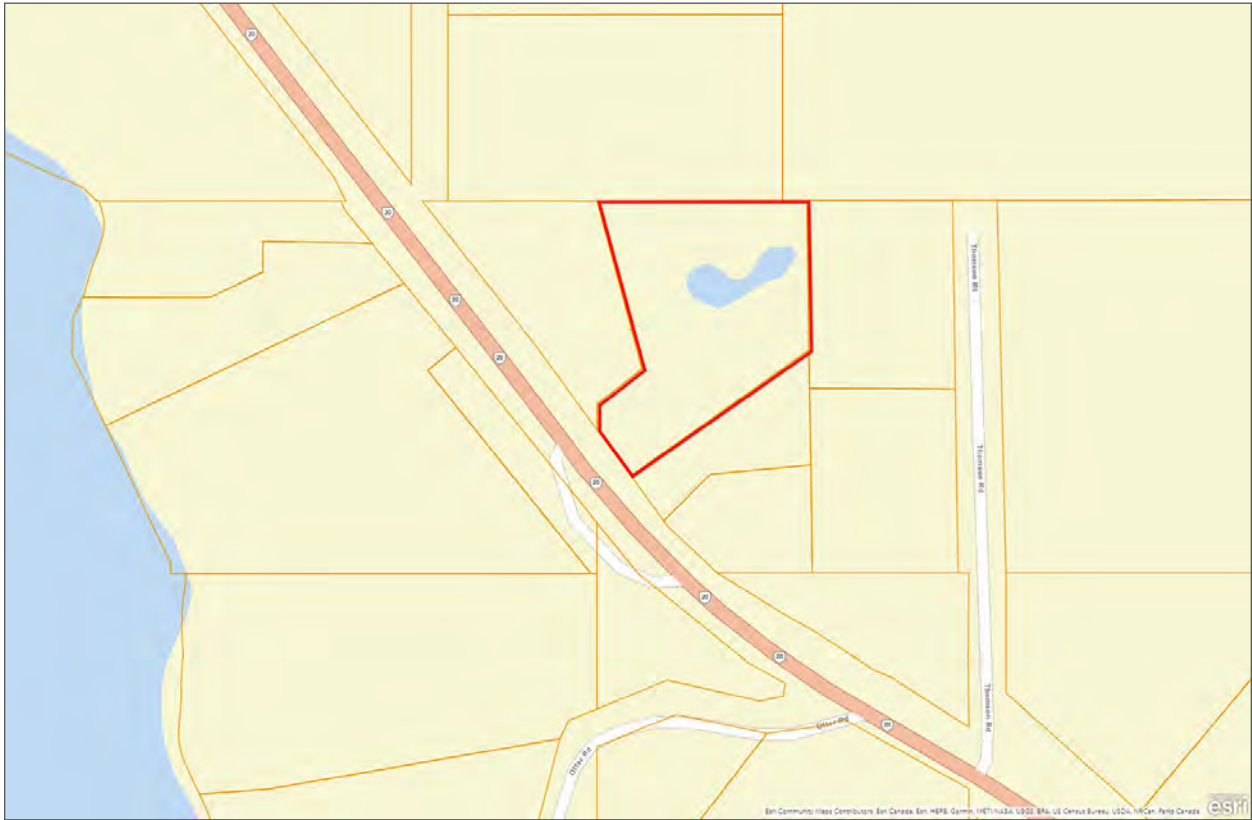














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