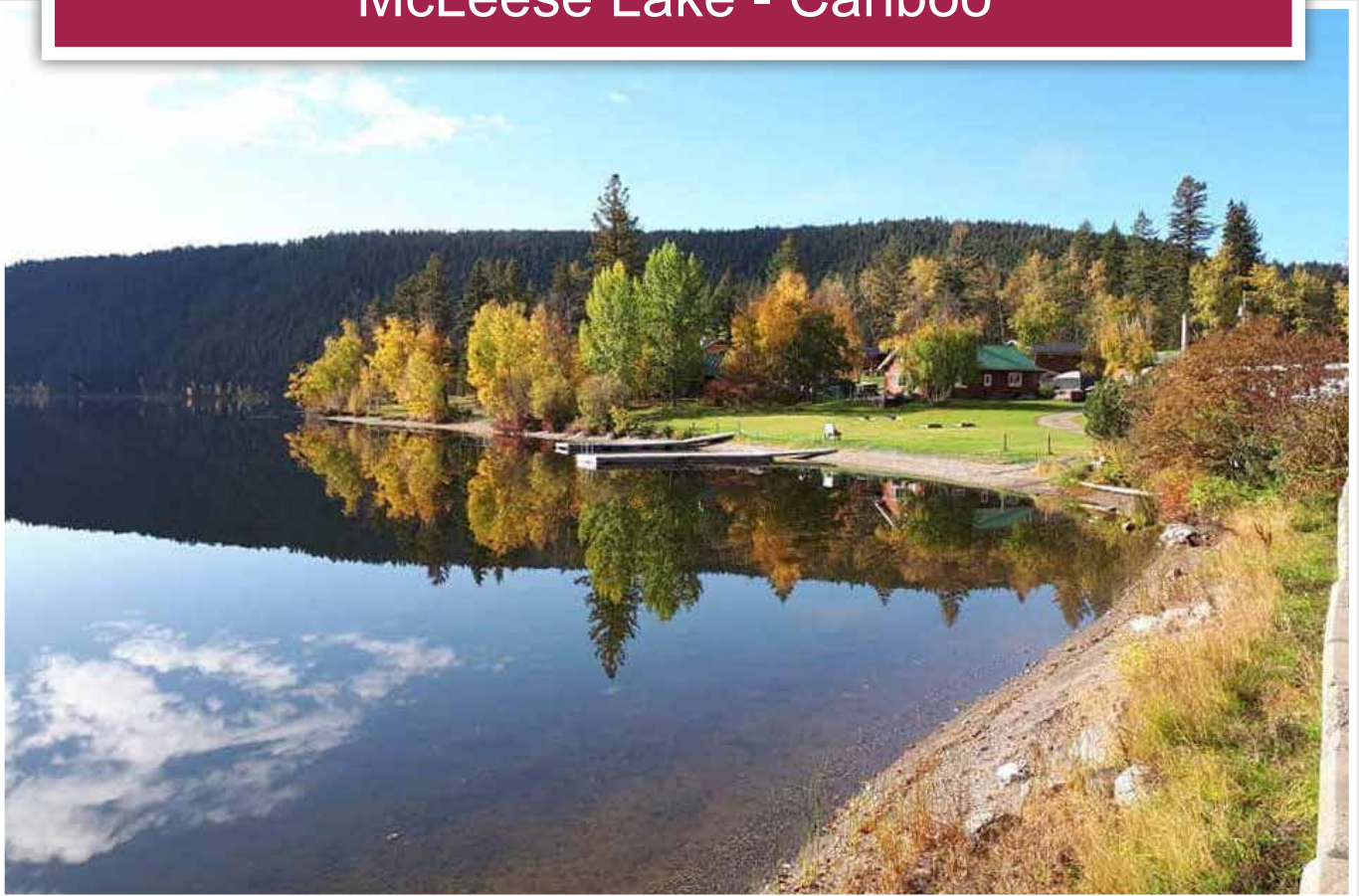




McLeese Lake Resort
McLeese Lake - Cariboo



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McLeese Lake Resort

McLeese Lake - Cariboo

PROPERTY DETAILS

Listing Number:	23043
Price:	\$1,300,000
Taxes (2022):	\$4,100
Size:	4.08 acres
Zoning:	C2 Tourism Commercial

DESCRIPTION

What a great lifestyle! You can own a lakefront property and business venture in a great setting with this well-established, turnkey, profitable resort on 4.08 lakefront acres on McLeese Lake. The resort has plenty of income options including 4 cabins, 10 room motel unit with kitchenettes, 16 serviced RV/camping sites, 2 docks, owner residence with attached office, large shop, community kitchen, new playground, over 700 ft of waterfront and a large grassy/beachfront for larger family events.

This property is in the perfect location for tourists, travellers, local mine workers and large group events and is currently booking over a year in advance.

The current owners have kept the property in impeccable condition and have continued to upgrade the resort each year. It comes fully furnished and with all of the tools/equipment needed to operate the business.

A list of upgrades and included items is also available upon request.

LOCATION

6721 Cariboo Highway N - McLeese Lake, BC

DIRECTIONS

From Williams Lake, take Highway 97 north for 30 minutes (45 km) The McLeese Lake Resort is on the left just past the Beaver Lake Road turnout.

From Quesnel, take Highway 97 south for 50 minutes (77 km) and the resort will be on our right as your coming into the community of McLeese Lake.

AREA DATA

McLeese Lake

McLeese Lake is a small vacation spot along the highway at the junction of Highway 97 and Beaver Lake Road to Likely. The community offers a cafe, convenient store, gas station, community centre, private campground and motel and resort.

The lake is a great vacation getaway and is stocked with kokanee and rainbow trout.

Williams Lake

Williams Lake is located in the sheltered valley of the vast Interior Plateau of BC. It has an approximate population of 20,000 including the outer city limits. It is the largest urban centre between Kamloops to the southwest, Prince George to the north and Bella Coola to the west.

The prime industries of Williams Lake are forestry, mining, milling and ranching. The area is served



by the Cariboo Chilcotin School District 27 as well as Thompson Rivers University.

Quesnel

The town of Quesnel itself is located at the confluence of the Quesnel and Fraser Rivers. It is the commercial centre for some 23,000 residents and is serviced by diverse rail, road and air networks. The Quesnel Airport is directly north of town and services all domestic air travel needs.

The Quesnel economy has traditionally been orientated around the timber industry. There are numerous mills, which currently operate in the region providing stable predictable employment. West Fraser Integrated Forest Company, one of the most prominent players in British Columbia's timber industry, operates several corporate offices in Quesnel. Other prominent industries in Quesnel include agriculture, mining and service/support companies for northern resource development and extraction.

RECREATION

This area is major attraction for outdoor enthusiasts. It offers abundant opportunities for mountain biking, ATVing, snowmobiling, kayaking, fishing, hunting, boating, horseback riding, camping and hiking. Williams Lake is surrounded by numerous beautiful lakes in every direction offering great camping, lake fishing and water sports.

Williams Lake is on the Canadian Professional Rodeo Association Tour and is the home to two major rodeos per year.

The Cariboo Memorial Complex is the centre for indoor recreation activities in Williams Lake and caters to all ages. The complex features a large banquet room, a theatre system, 2 ice rinks a swimming pool and a fitness centre.

Hunting

McLeese Lake is in area 5-2 but is also near 5-14. These areas offer the opportunity to hunt a variety of different species such as:

- Mule deer
- White-tailed deer
- Elk
- Moose
- Black bear
- Grouse

Restrictions may apply, be sure to consult the Hunting Regulations.

MAP REFERENCE

52°25'29.90"N and 122°18'26.37"W

IMPROVEMENTS

Owner Residence

- 3 bedroom home complete with kitchen, dining room, living room and bathroom with attached office
- Propane heat
- Septic
- Cement foundation
- Metal roof
- Well water

Shop

- Large shop with covered storage wing
- Electric heat
- Power

10 Room Motel Unit

- 6 units with full kitchenettes
- Bathrooms
- Power
- Propane heat
- Attached Community Kitchen for large events

4 Cabins

- 2 larger cabins with loft, kitchenettes and toilets
- Hot and cold running water



- Air conditioning
- Power
- 2 smaller cabins with power, water and bar fridge

16 Waterfront RV Sites

- 5 full-service sites
- 3 no service
- 8 power and water

Storage/Pump House

- New water system and digital well house

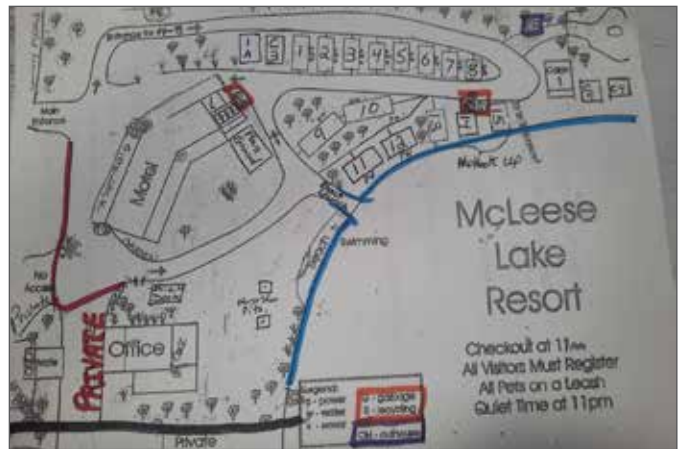
SERVICES

- BC Hydro
- 3 septic tanks with drain field
- Artesian well water 200psi
- Propane heat
- Internet
- Cell service

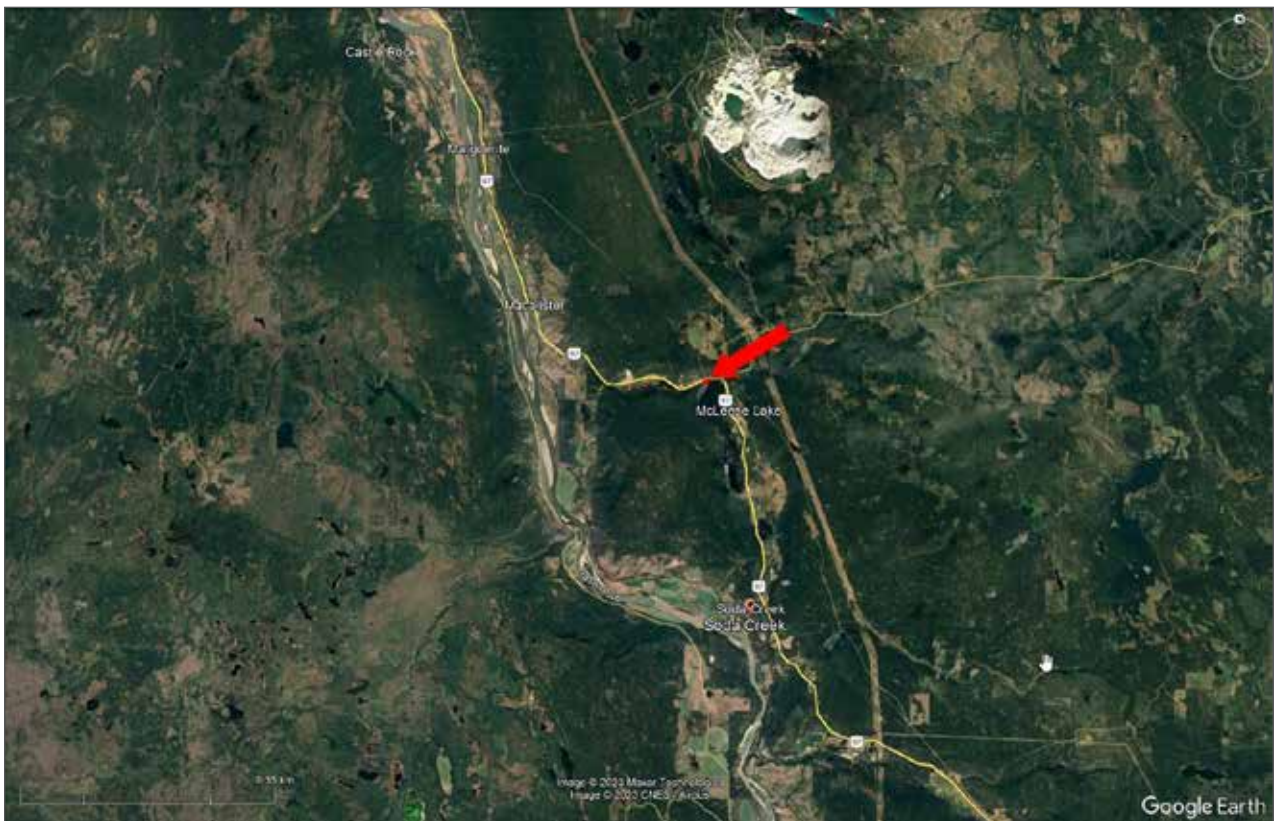
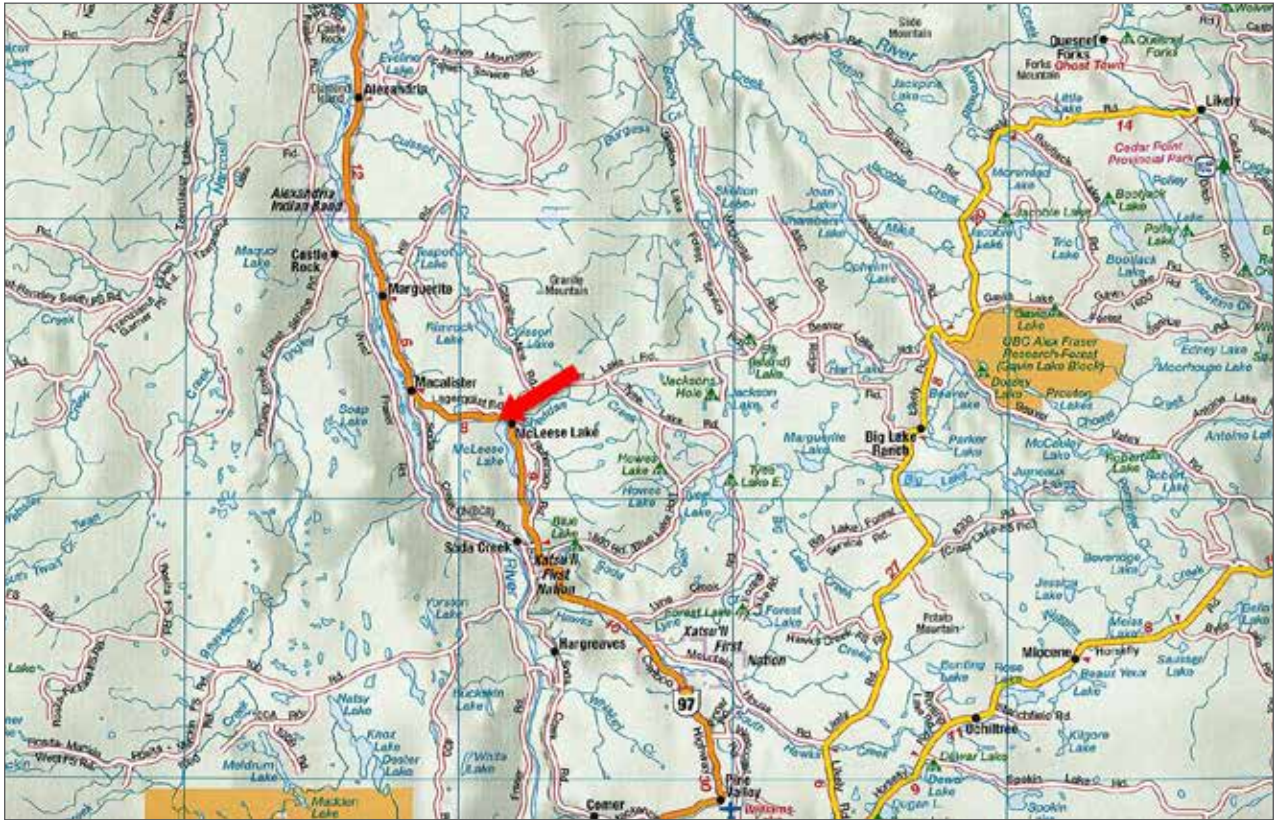
LEGAL

LOT 1 DISTRICT LOT 9163 CARIBOO DISTRICT
PLAN PNP39292

PID 023-186-020













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