



**Prime Industrial Land in
Affordable Mackenzie, BC**



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Marketing British Columbia to the World®



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PROPERTY DETAILS

Listing Number:	24265
Price:	\$549,000
Taxes (2024):	\$5,571.16
Size:	58.56 acres
Zoning:	M2 Heavy Industrial

DESCRIPTION

58.564 acres of prime industrial land located in Mackenzie, BC. The property is serviced with power and it well positioned along both sides of the rail system thorough town. M2-zoned lot is subdividable into 5 acre lots and perfect for industrial applications including:

- Electronic Components Manufacture
- Farm, Logging and Trucking Equipment Repair and Servicing
- Forestry Complex
- Industrial Parts and Equipment Manufacture, Repair and Servicing
- Key-lock/Card-lock Fuel Sales
- Residential Single-Family
- Storage/Warehouse Facilities
- Towing Service
- Truck Stop
- Vehicle Bodywork and Mechanical Repair
- Works Yard

The property can also be used for Residential Single-Family Dwellings if you would like to work and live on this property. This is an exceptional

opportunity to own a versatile industrial space in a prime location. Bring your business to Mackenzie with low operating costs. The town's proximity to lakes, rivers, and hiking trails also presents a growing tourism market, with a blend of natural beauty and commercial investment!

Call the listing agent today for more information or to book a time to go by for a look.

LOCATION

Lot 1 - 4501 Coquiwaldie Road - Mackenzie, BC

DIRECTIONS

Please see mapping section.

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.

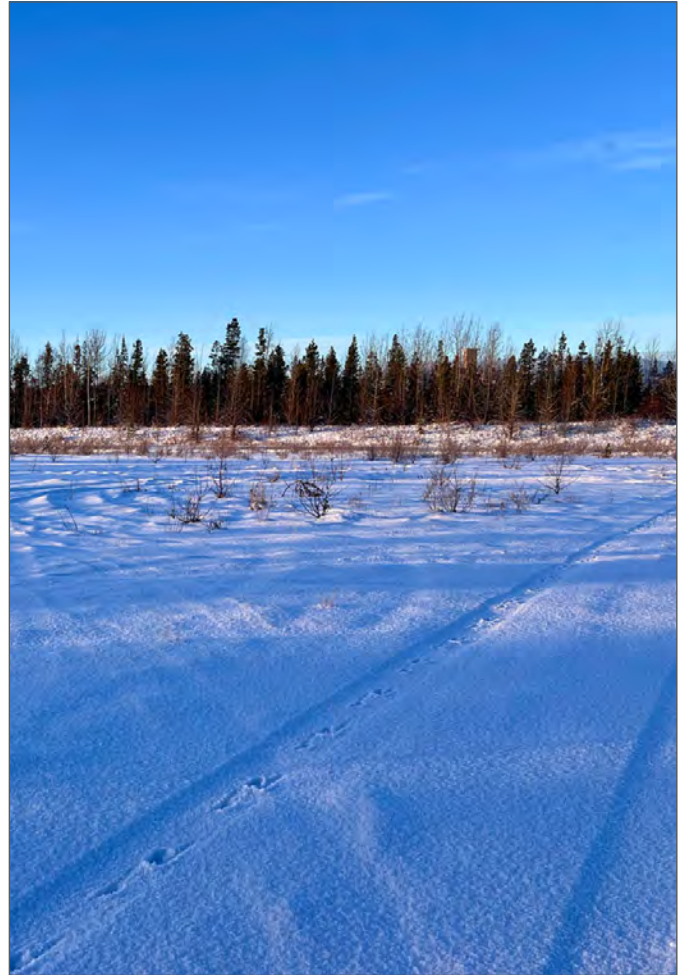
RECREATION

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°17'42.35"N and 123° 8'46.59"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

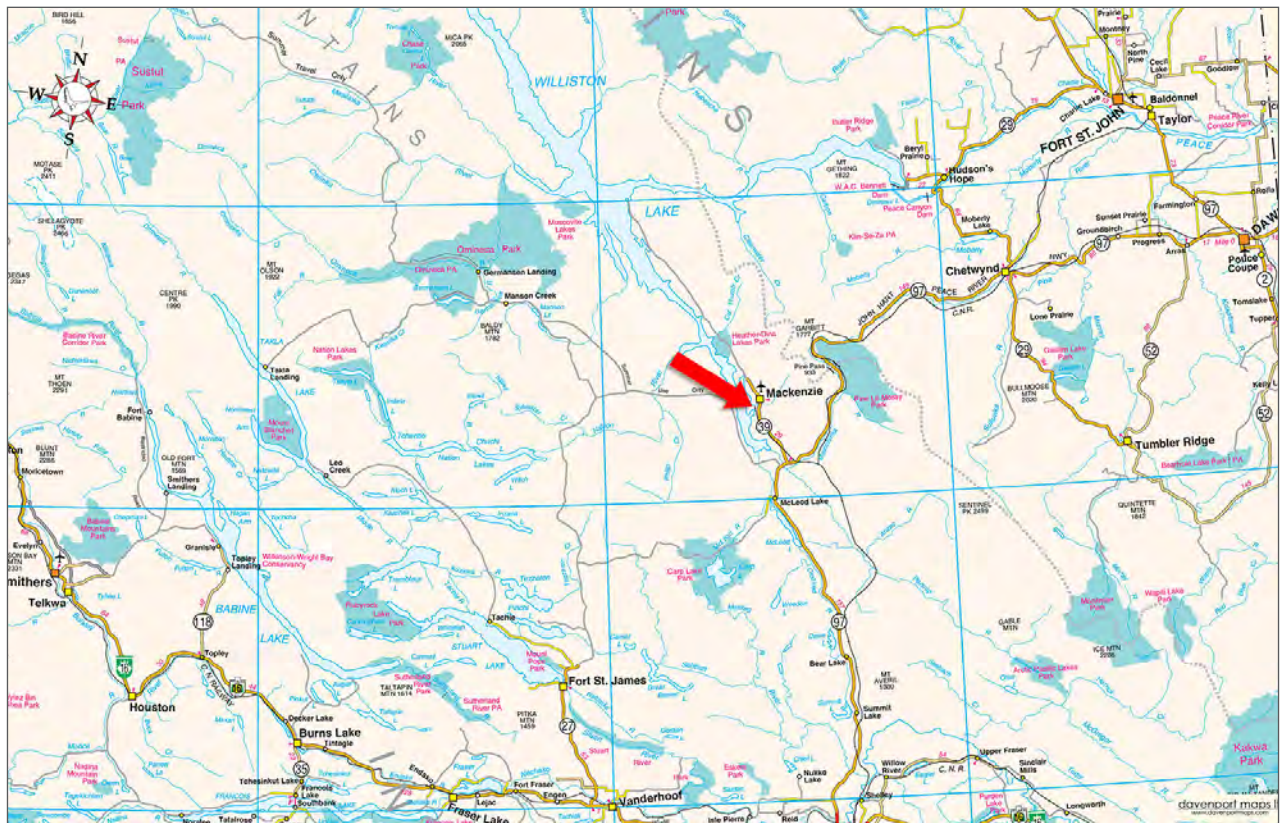
Power

LEGAL

LOT 1, PLAN EPP21447, DISTRICT LOT 12479,
CARIBOOLAND DISTRICT - PID 028-917-570

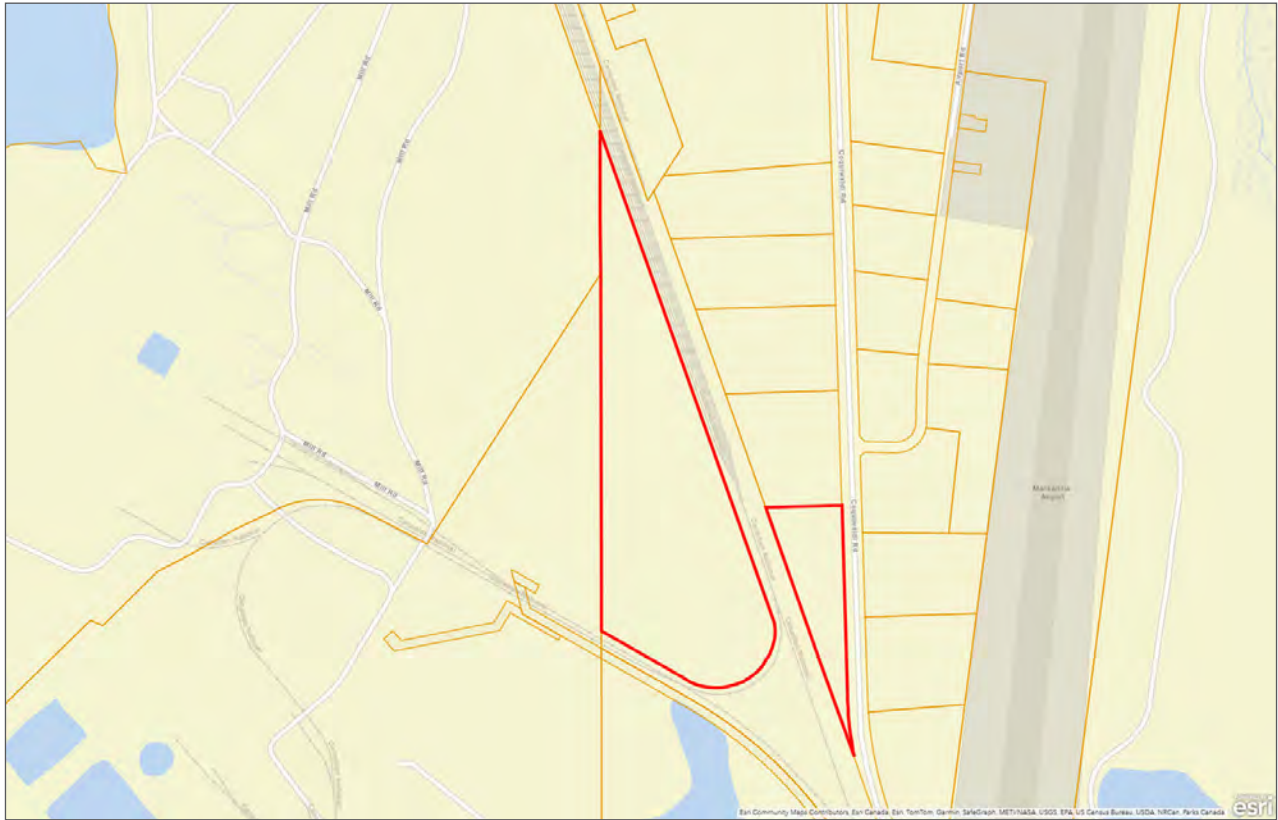












Notes





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