



Backcountry Basecamp with Commercial Zoning - Bralorne, BC



Jason Zroback
BC Landpro Group
jason@landquest.com
1 (604) 414-5577

Jamie Zroback
BC Landpro Group
jamie@landquest.com
1 (604) 483-1605



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Backcountry Basecamp with Commercial Zoning

Bralorne, BC

PROPERTY DETAILS

Listing Number:	26039
Price:	\$245,000
Taxes (2025):	\$2,184.67
Size:	0.17 of an acre

DESCRIPTION

Welcome to 3880 Pioneer Road, a rare opportunity to own a true piece of Bralorne history while unlocking strong revenue potential in one of British Columbia's emerging four-season recreation destinations.

Originally opened on July 4, 1934 as the Bralorne branch of the Bank of Montreal, this building stood at the financial heart of a booming gold mining community. At the time, the Pioneer and Bralorne mines were producing millions in gold and the town was expanding rapidly. Today, that same building has been thoughtfully maintained and transformed into a charming 2-bedroom, 2-bathroom 1,350 sq. ft. residence with commercial zoning that opens the door to a wide range of business possibilities.

Zoned CC1 Core One, the property offers flexibility that is increasingly rare in small mountain communities. With approximately 1,350 square feet of interior space, the layout lends itself naturally to a boutique guest lodge, guided adventure base, staff accommodation for recreation operators, or a high demand short term rental catering to snowmobilers, backcountry skiers, mountain bikers, anglers, and hikers.

Inside, refinished hardwood floors, a wood burning fireplace, and updated appliances create a warm and inviting atmosphere. A dedicated bike and ski locker adds practical value for outdoor enthusiasts arriving with gear in every season. Municipal water and services support comfortable year-round use.

Bralorne continues to see renewed interest driven by its proximity to vast alpine terrain, deep snowpack, and exceptional backcountry access. Winter brings world class snowmobiling, ski touring, and powder days. Summer opens the door to fishing, boating, hiking, and mountain riding. Properties with commercial zoning and authentic heritage character are limited.

This is more than a home. It is a landmark building with a story, positioned for the next chapter of Bralorne's growth.

LOCATION

Centrally located in the historic mountain community of Bralorne, nestled in the scenic Bridge River Valley. The property is approximately 4 hours from Vancouver and about 2.5 hours from Whistler, offering a true getaway feel while remaining accessible from major urban centres. Surrounded by rugged alpine terrain and vast wilderness, it sits within walking distance of local amenities and provides immediate access to world class snowmobiling, backcountry skiing, hiking, mountain biking, and fishing, all set against a dramatic mountain backdrop rooted in gold rush history.



DIRECTIONS

Contact the listing agent.

AREA DATA

Bralorne is a historic mountain community in the Bridge River Valley of British Columbia, originally established during the province's gold mining boom of the 1930s. At its peak, the Bralorne and Pioneer mines were among the richest gold producing mines in Canada, shaping the town's character and leaving behind a collection of heritage buildings that still define the streetscape today.

Today, Bralorne is known as a four-season outdoor recreation destination. Winter brings deep snowpack and access to expansive terrain popular with snowmobilers and backcountry skiers, while summer offers hiking, mountain biking, fishing, and access to numerous alpine lakes. The area is surrounded by vast wilderness and backcountry

terrain, making it a sought-after base for adventure tourism and guided recreation businesses.

Located approximately 2.5 hours from Whistler and about 4 hours from Vancouver, Bralorne offers a true mountain escape within reach of major population centres. Ongoing interest in outdoor recreation and remote lifestyle living continues to draw visitors, investors, and second homeowners to the area.

RECREATION

Bralorne is a true four season playground set in the heart of British Columbia's backcountry. In winter, the region is renowned for its deep snowpack and vast alpine terrain, attracting snowmobilers, backcountry skiers, and snowshoers seeking untouched powder and expansive riding areas. The surrounding mountains offer access to glaciers, high elevation bowls, and endless touring routes that draw enthusiasts from across the province.

When the snow melts, the landscape transforms into a summer adventure base. Hiking, mountain biking, dirt biking, and ATVing are popular throughout the extensive trail networks, while nearby lakes and rivers provide excellent fishing and opportunities for boating and paddling. With rugged peaks, alpine lakes, and historic mining roads to explore, Bralorne delivers year-round recreation that appeals to both adrenaline seekers and those looking to unplug in a true wilderness setting.

HISTORY

Bralorne's story is rooted in British Columbia's gold mining era. While prospectors first explored the Bridge River Valley in the late 1800s, large scale development began in the 1920s when rich hard rock gold deposits were confirmed in the surrounding mountains. The discovery led to the rapid growth of the Bralorne and Pioneer mines, which would become two of the most significant gold producers in Canadian history.

By the 1930s, Bralorne was a thriving company town. At its peak, the combined Bralorne and Pioneer operations were among the largest gold producing mines in the British Empire. The community featured modern amenities for the time, including banks, schools, a hospital, hotels, and recreation facilities, serving a population that swelled into the thousands across the valley. Substantial infrastructure was built, much of which still defines the character of the town today.

Mining activity slowed in the 1960s as gold prices and production declined, and many residents moved away. Like many resource-based communities, Bralorne transitioned from an industrial hub to a quieter mountain village. In recent decades, renewed exploration, heritage preservation, and growing interest in outdoor recreation have brought fresh attention to the area.

Today, Bralorne is known not only for its remarkable gold mining legacy, but also for its four season recreation opportunities, historic architecture, and strong sense of community, making it a unique blend of heritage and wilderness adventure.

MAP REFERENCE

50°46'41.62"N and 122°49'9.01"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

Commercial Zoning, short term rental revenue capability.

SERVICES

Sewer, water, hydro

IMPROVEMENTS

1,350 sq. ft. renovated Heritage Building

ZONING

CC1 - Core Commercial
Squamish-Lillooet Regional District Electoral Area
A Zoning, Bylaw No. 670, 1999

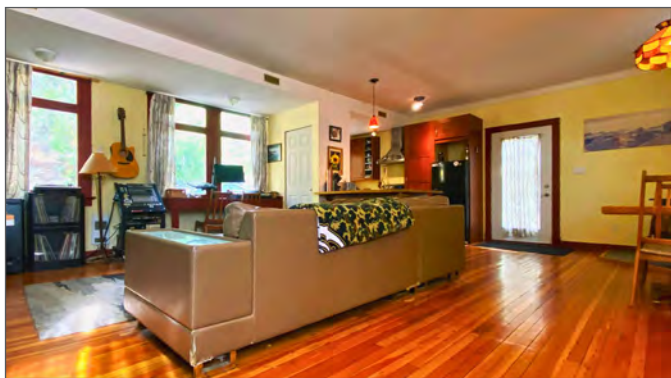
Additional zoning information can be found on the Squamish-Lillooet Regional District website.

LEGAL

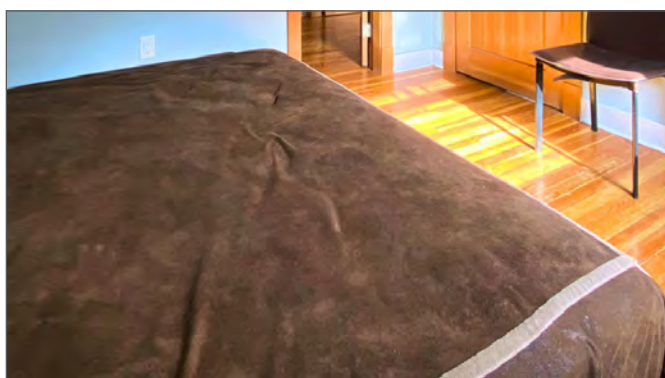
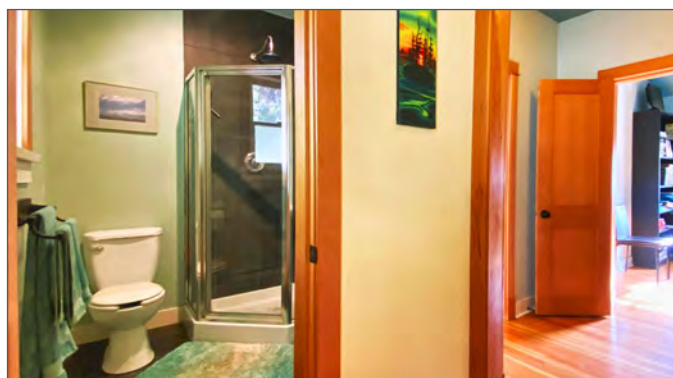
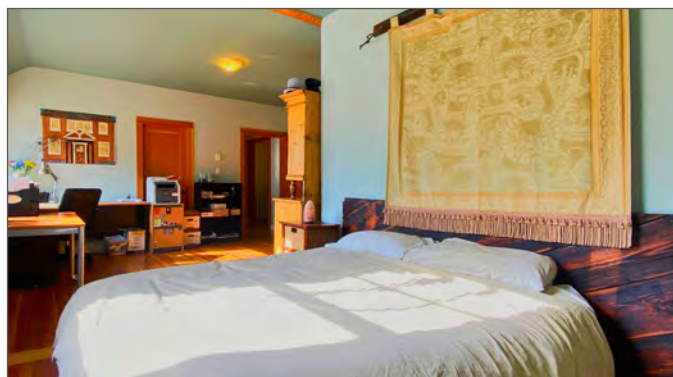
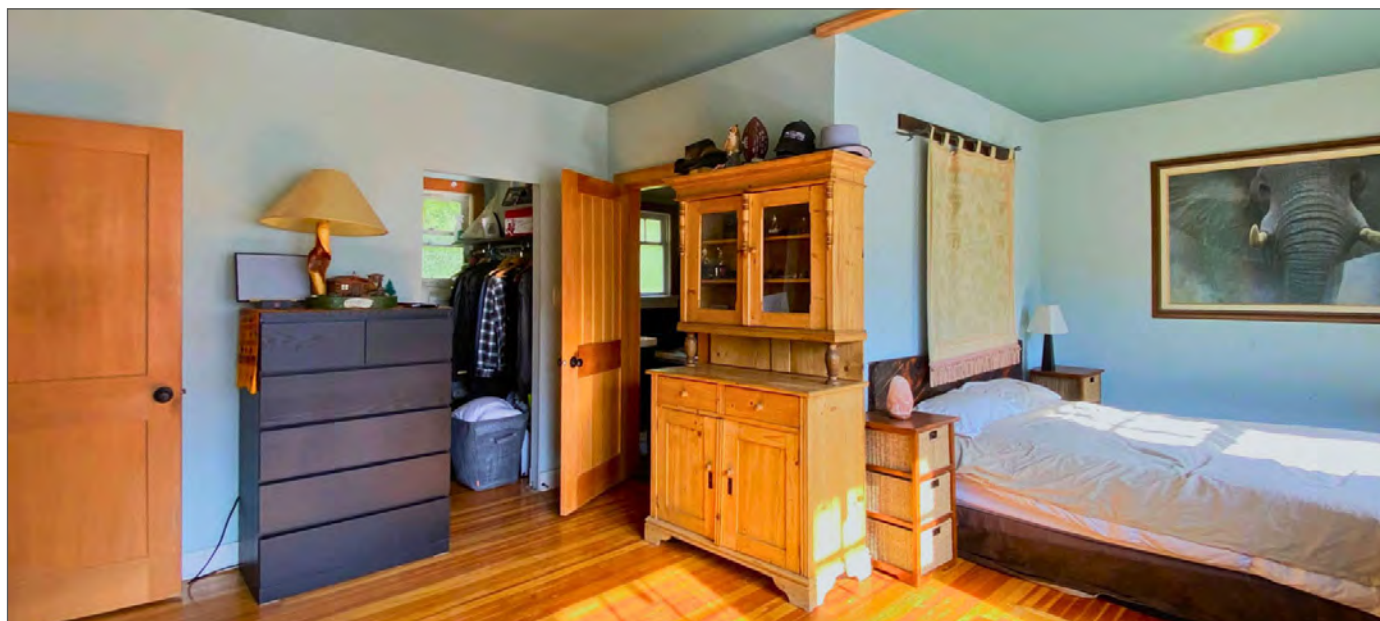
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PID 005-736-005

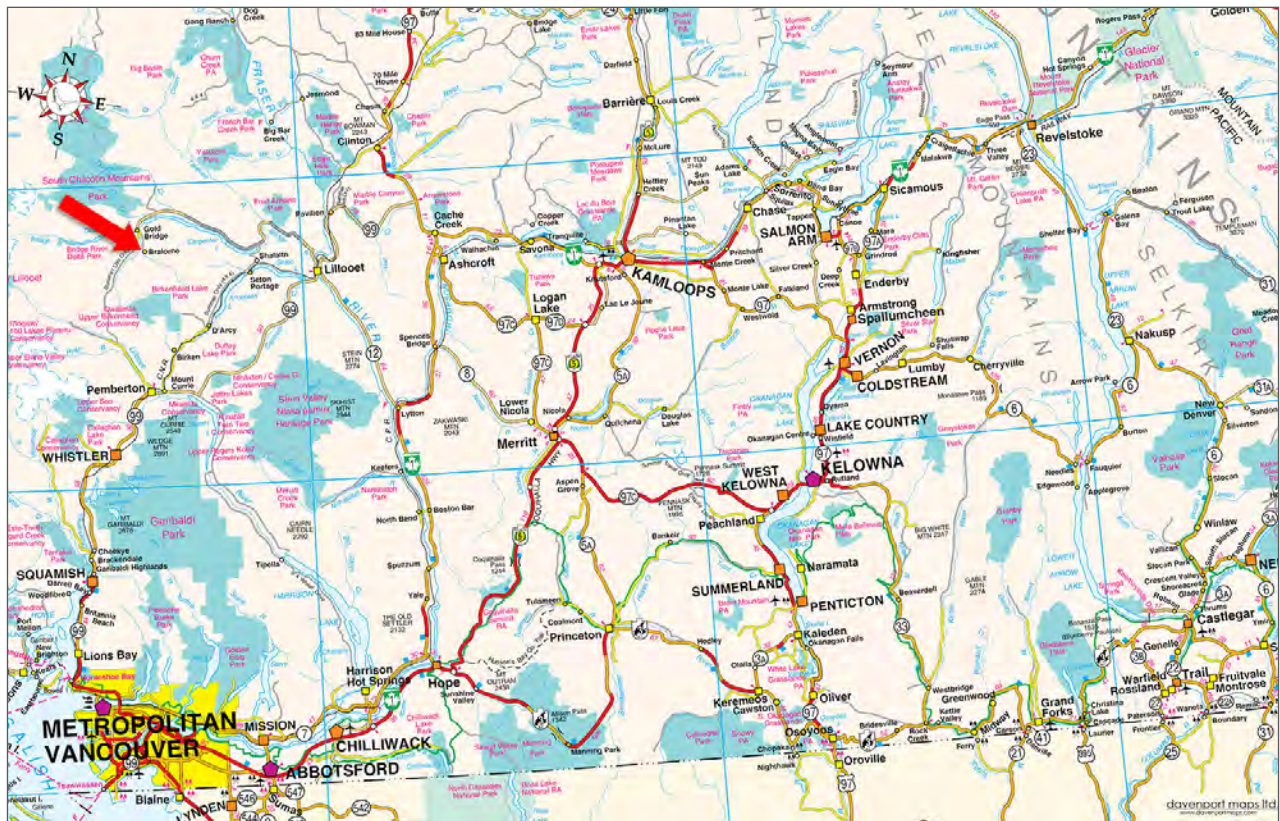
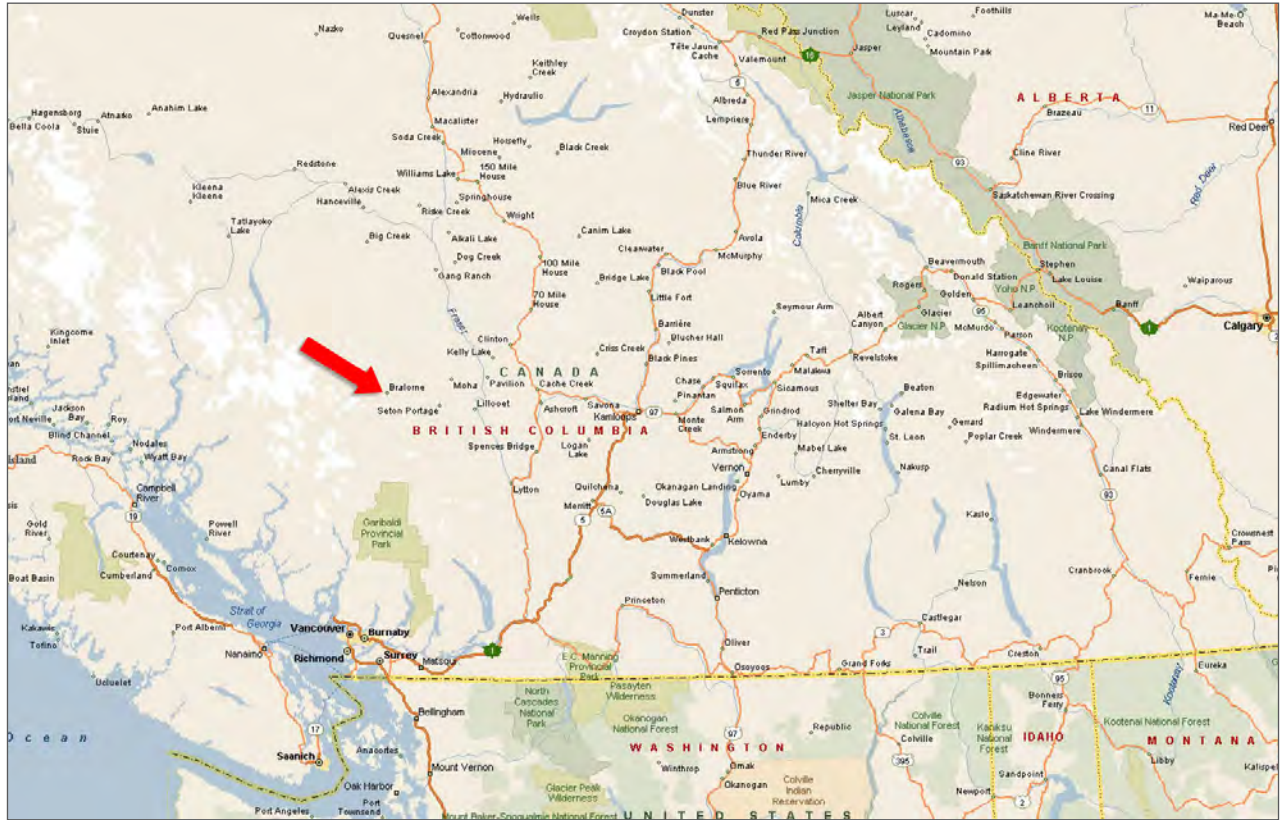


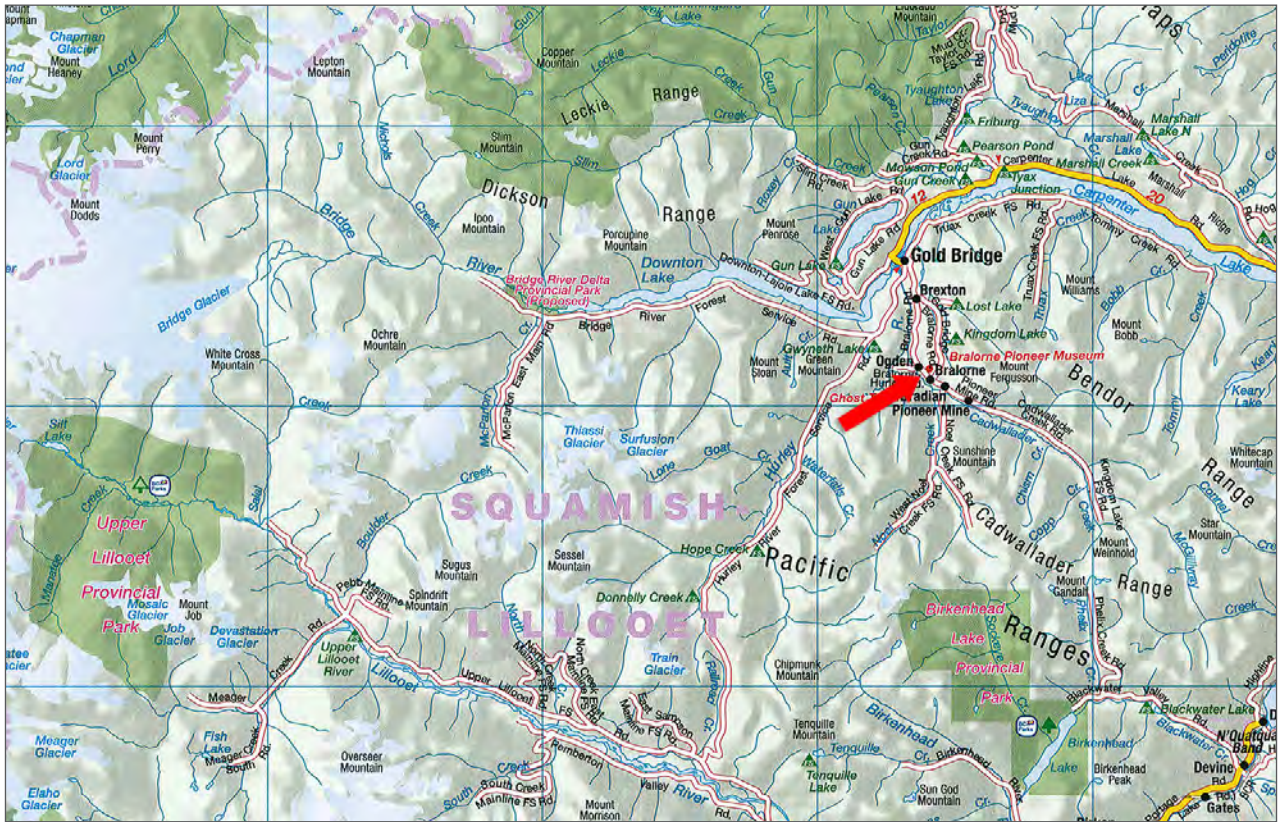
















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Jason Zroback

BC Landpro Group
jason@landquest.com
1 (604) 414-5577



Jamie Zroback

BC Landpro Group
jamie@landquest.com
1 (604) 483-1605

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)

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