



Bella Coola Commercial Business - Gas, Propane, Mechanic Shop and Car Wash



www.landquest.com

Fawn Gunderson
Personal Real Estate Corporation
fawn@landquest.com
(250) 982-2314



Your Land. Your Legacy. Our Expertise.



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Bella Coola Commercial Business - Gas, Propane, Mechanic Shop and Car Wash

PROPERTY DETAILS

Listing Number:	26036
Price:	\$320,000
Taxes (2025):	\$3,852.24
Size:	0.38 of an acre ~ 2 titles
Zoning:	C1- General Commercial

DESCRIPTION

Offered for sale is a well-established, multi-revenue commercial property and operating business known as El'con Enterprises Ltd., ideally located in the town of Bella Coola. This is a critical service hub for the community and surrounding region, with very limited competition and strong growth potential.

The operation includes a gas station with 3 pumps offering regular, premium, and diesel, supported by fiberglass underground tanks. There is no fuel contract, providing flexibility; fuel is currently supplied by Columbia Fuels, chosen for its ability to deliver by barge or road and for offering ethanol-free fuel. The business also operates the only propane distribution service in Bella Coola, fully inspected and holding a valid gas operating permit.

Additional infrastructure includes a 1-bay, coin-operated car wash (the only one in town), three mechanical bays with three hoists, including a designated tire shop, each with its own 10' overhead door. A separate small engine shop/oil

storage area features a loading dock and an 8' x 8' door, along with a dedicated stock room.

The front of the building houses a well-appointed retail store and office, offering a Husqvarna dealership, marine and boat supplies, oil sales, cleaning products, and related items. There is also leased office space with a private entrance, currently generating \$950/month.

A large, unfinished upper floor provides excellent potential for additional office space or conversion into staff or owner living quarters. Currently is separated into an office, open space, laundry room and bathroom. The business is currently open 5 days per week, leaving clear upside for increased revenue through extended hours.

Exceptionally located just minutes from the government wharf, marine services, and boat traffic, and with no nearby competition for fuel, propane, or car wash services, this is a rare opportunity to acquire a diversified, income-generating commercial property in a key coastal community.

NDA Required. Inventory list available upon signing of NDA.

LOCATION

440 Mackenzie Street - Bella Coola, BC

DIRECTIONS

From Williams Lake, travel west on Highway 20 for approximately 477 km. This scenic route crosses the Chilcotin Plateau, passes through Tweedsmuir



Provincial Park, and descends the renowned “Hill,” dropping roughly 1,400 metres into the Bella Coola Valley.

Continue west following the Bella Coola and Atnarko Rivers through Hagensborg. Approximately 20 km past Hagensborg, you will arrive in Bella Coola. 440 Mackenzie Street will be on your right-hand side.

The property is located in town, approximately 2 km from the government wharf and ferry terminal.

AREA DATA

The Bella Coola Valley is a remote coastal community of approximately 2,000 residents, defined by a long, narrow valley stretching from the Pacific Ocean inland to the Chilcotin Plateau. The community is organized almost entirely along Chilcotin Highway 20, which begins at the government wharf on the coast and runs through Bella Coola, Hagensborg, and Firvale before climbing eastward. Nearly all homes, businesses, and services are located along or very near this roadway, making it the central artery of daily life in the valley.

Bella Coola and Hagensborg together provide a full range of essential services for residents and

visitors, including grocery and hardware stores, gas stations, vehicle repair shops, Canada Post offices, gift shops, and outlets for fishing and hunting licences. Banking services are available at the Williams Lake & District Credit Union in Bella Coola, with ATMs located at the credit union and the Hagensborg Shop Easy. Bella Coola General Hospital offers a walk-in clinic and a pharmacy. Community amenities include an outdoor skating rink, public outdoor pool, organic market, veterinary clinic, art galleries, and a variety of locally owned artisan shops and coffee houses that reflect the valley’s creative spirit.

The Bella Coola Valley lies within the traditional territory of the Nuxalk Nation, whose deep cultural roots are integral to the region’s identity. The Nuxalk people maintain a strong presence in the community, actively preserving their language, traditions, and governance while participating in local economic and conservation initiatives. Situated at the heart of this territory, Bella Coola also serves as a gateway to the Great Bear Rainforest, offering residents and visitors a unique blend of rich Indigenous heritage, dramatic natural landscapes, and a close-knit rural lifestyle.

RECREATION

Located in the stunning Bella Coola Valley, this property is surrounded by an abundance of fresh water, clean air, and thriving wildlife. Outdoor enthusiasts will find endless year-round recreation: winter brings cross-country skiing, snow machining, and skating at the outdoor rink, while summer is ideal for hiking scenic trails, rock climbing, kayaking, paddle boarding, fishing in the rivers and ocean, horseback riding, or cooling off in the river’s natural pools.

Locally, Bella Coola offers numerous group sport activities including a volleyball league, baseball, basketball, pickleball, floor hockey and fitness.

Just a short distance away, BC Parks has established the Belarko Bear Viewing Station, a prime spot for observing grizzly bears feeding along the Atnarko River from mid-August to mid-October. The property is also nestled within the legendary Great Bear Rainforest, one of the world's last intact temperate rainforests, home to coastal wolves, black bears, grizzlies, and the rare Kermode "Spirit Bear."

For adventure seekers, the dramatic mountains surrounding the Bella Coola Valley have become a world-renowned destination for heli-skiing, attracting professional film crews and thrill-seekers from around the globe. Bella Coola Heli Sports has been named the World's Best Heli-Ski Operation for the past three years, offering access to an incredible 1.5 million acres of skiable terrain.

MAP REFERENCE

52°22'16.56"N and 126°45'21.09"W

INVESTMENT FEATURES

This property offers a rare, diversified investment anchored by essential services in the coastal community of Bella Coola. Operating as El'con Enterprises Ltd., the business benefits from multiple, complementary revenue streams including gas and diesel sales, propane distribution, mechanical and tire services, car wash income, retail sales, and stable rental income from leased office space. The absence of a fuel supply contract allows operational flexibility and margin control, while the availability of ethanol-free fuel supports strong marine and equipment demand. Additional upside exists through extending operating hours, activating the large unfinished upper floor for office or residential use, and expanding service offerings. Its strategic location near the government wharf and marine traffic supports consistent demand, making this a resilient, cash-flowing investment with meaningful growth potential.



SERVICES

- BC Hydro, 3-phase power
- Septic tank with drain field
- CityWest fiber optics Internet
- Propane furnace heat
- Community water

IMPROVEMENTS

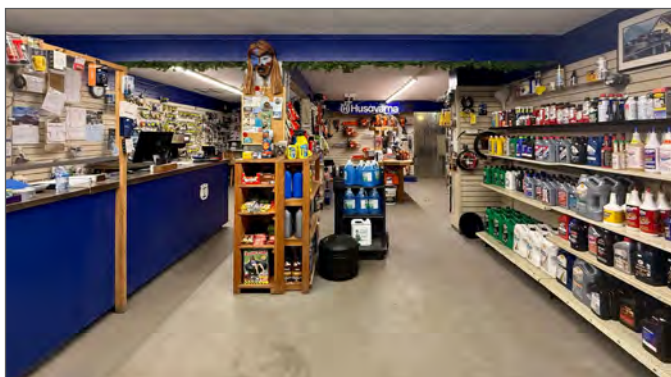
- Storefront - 31'3" x 22'45"
- Leased Office - 18'5" x 13'1"
- Mechanic Bay, Front Entrance - 24'8" x 30'
- Mechanic Bay, Middle Tire Repairs - 24'8" x 38'
- Mechanic Bay, Rear Entrance - 24'8" x 31'
- Small Engine Shop - 32'4" x 31'6"
- Stock Room - 38' x 23'
- Top Floor - 31' x 22'5" and 31' x 29'4"

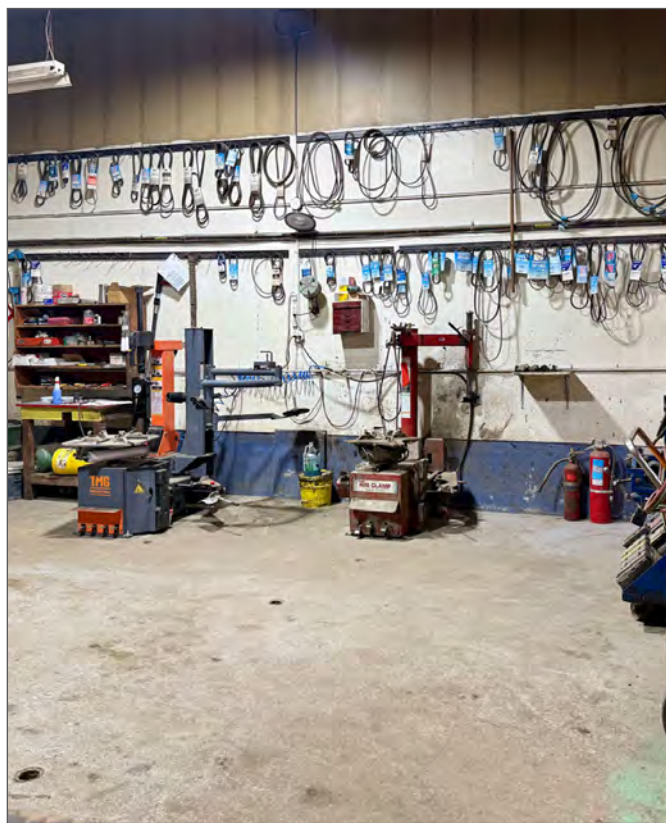
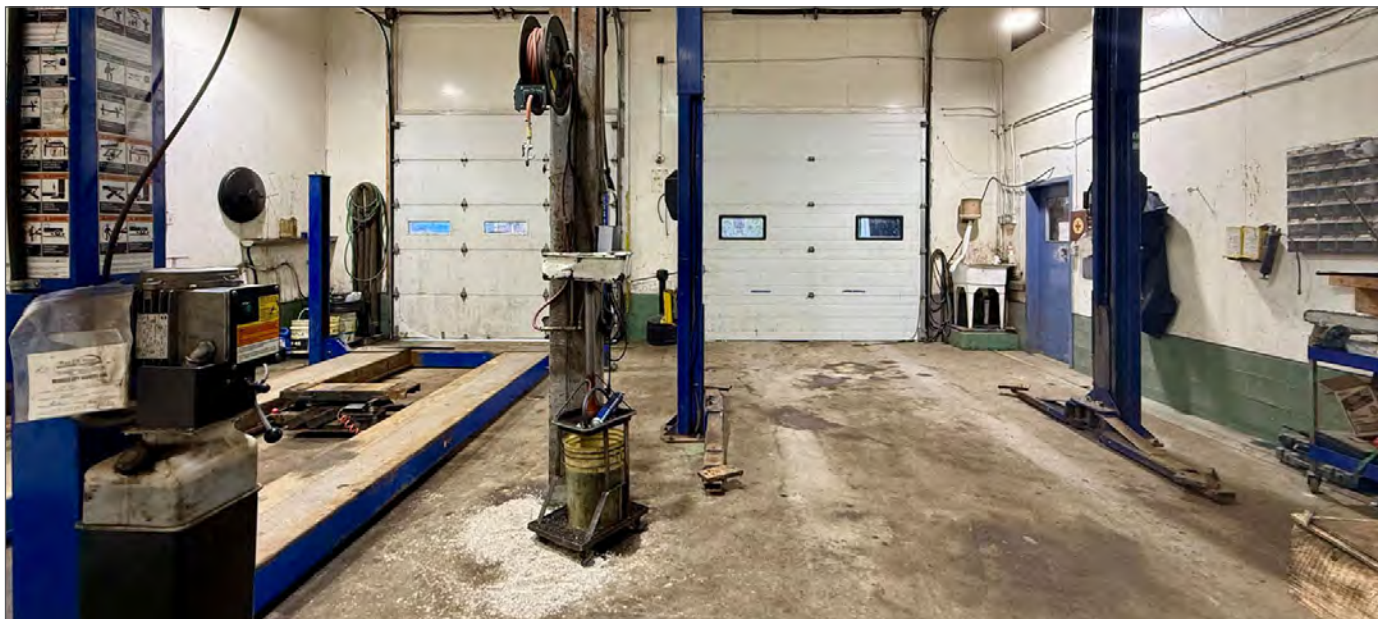
LEGAL

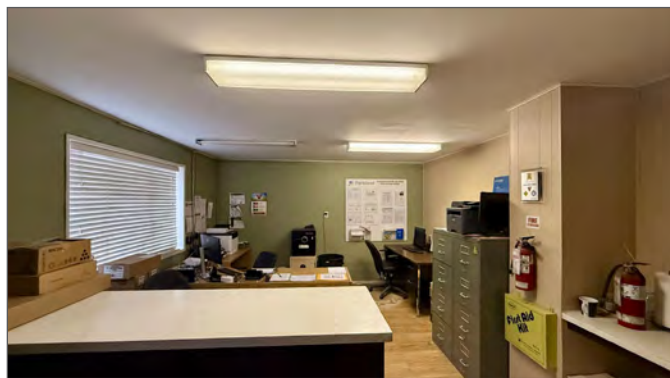
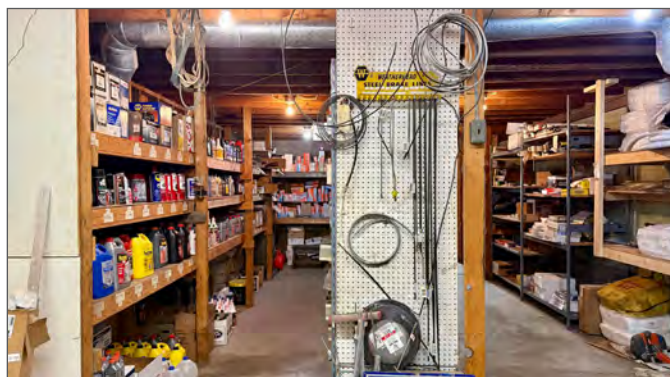
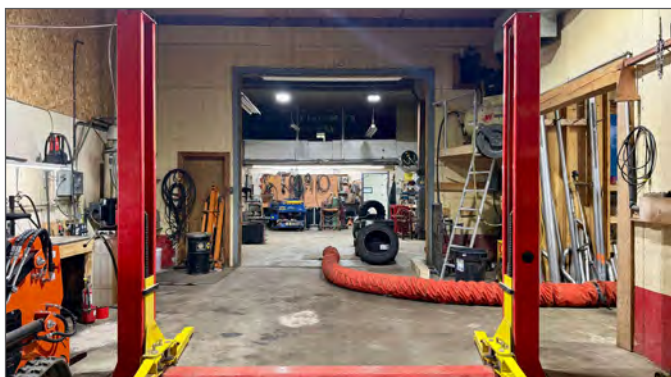
LOT 17, BLOCK 9, DISTRICT LOT 2, RANGE 3,
COAST DISTRICT, PLAN 3417
PID 004-578-759

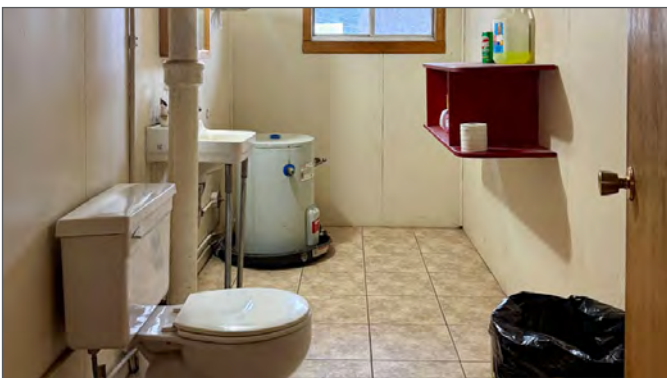
LOT 18, BLOCK 9, DISTRICT LOT 2, RANGE 3,
COAST DISTRICT, PLAN 3417
PID 004-578-767

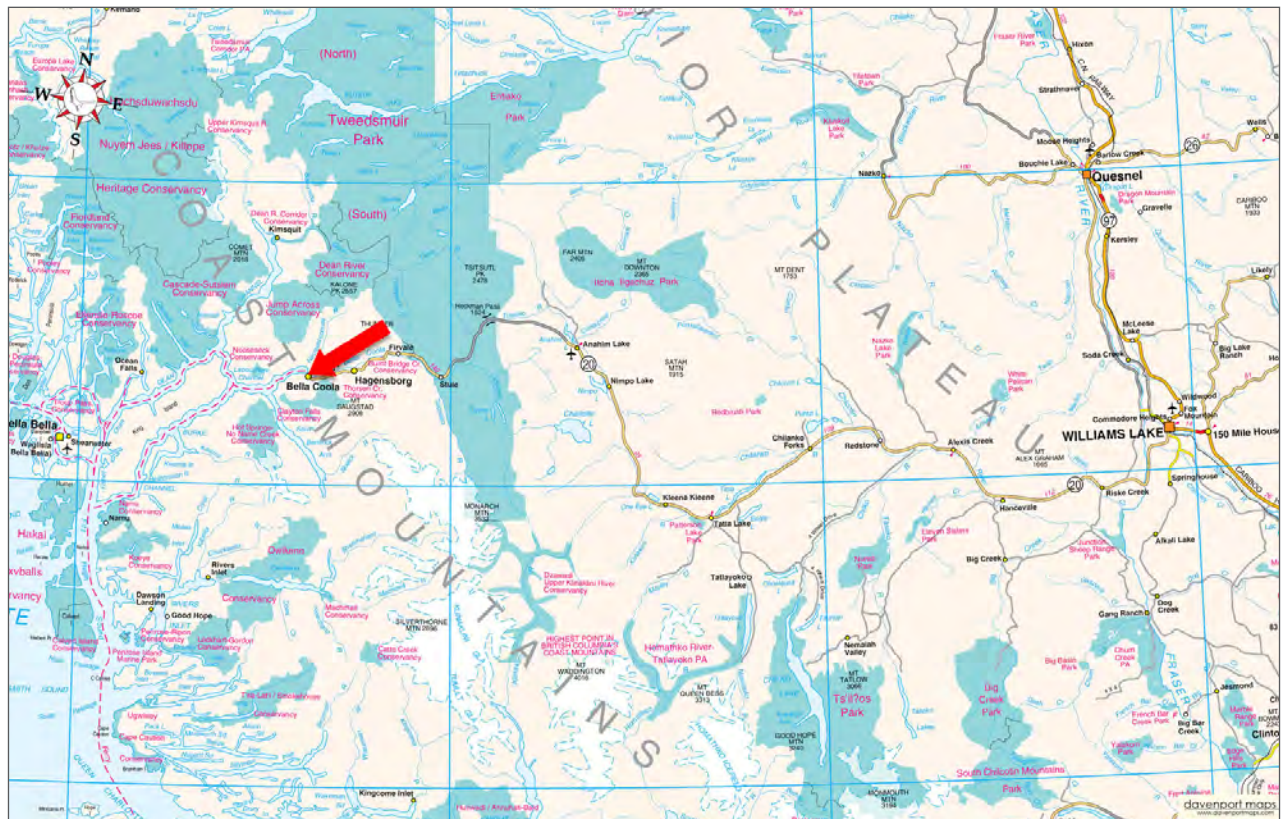


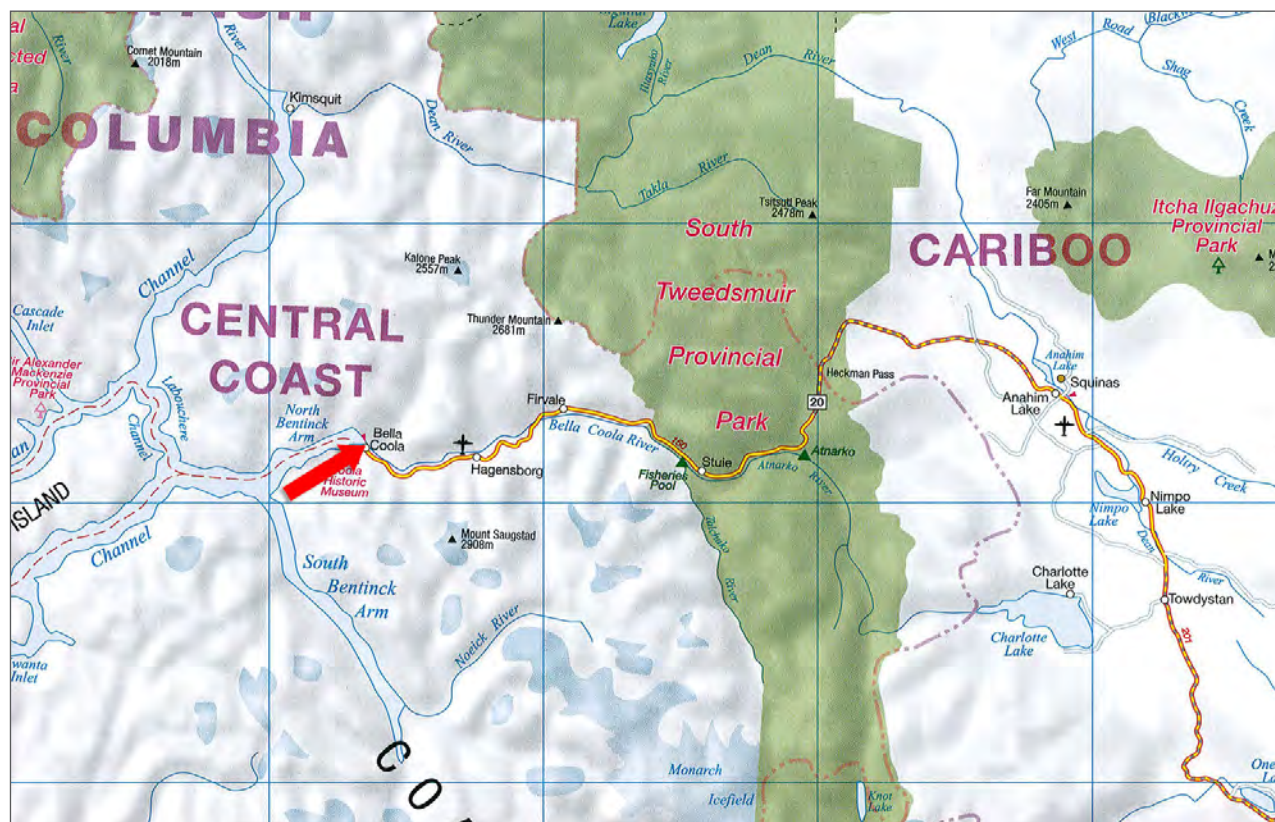


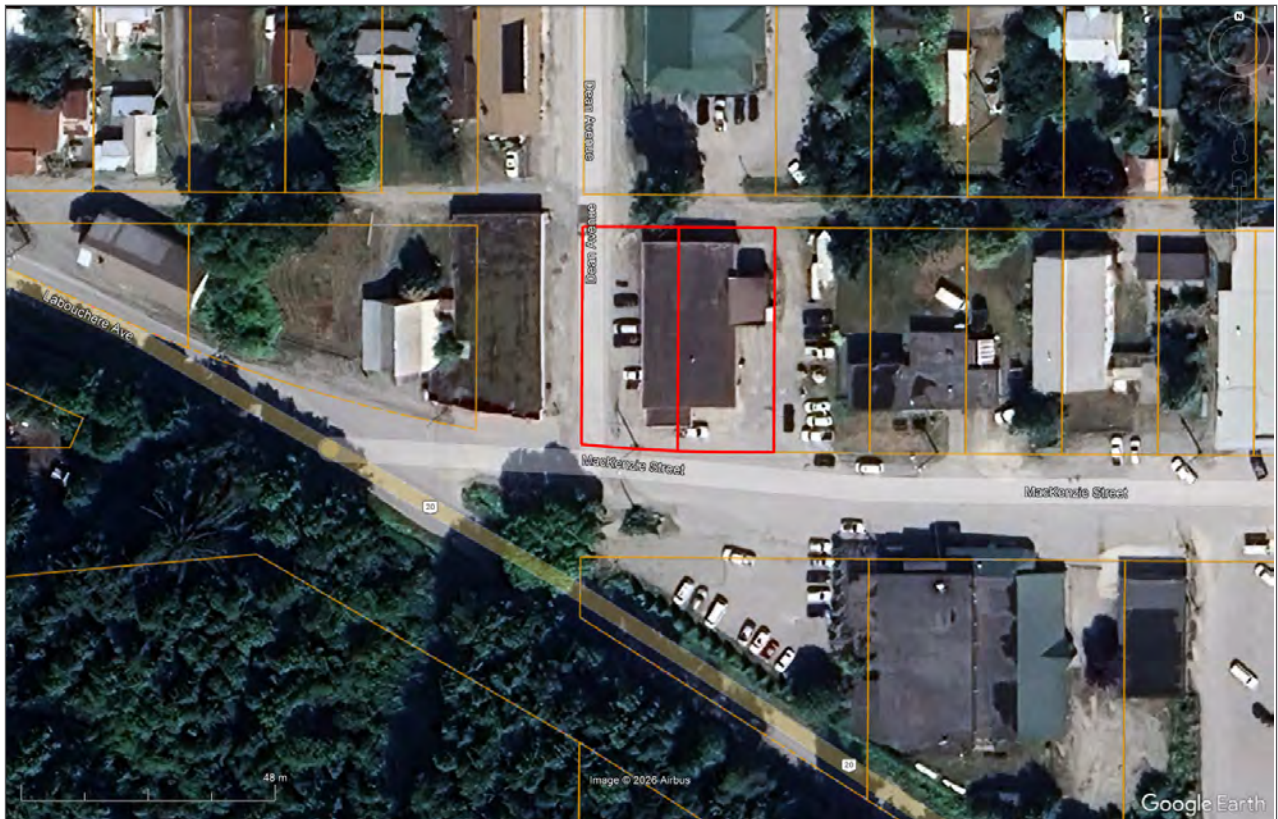


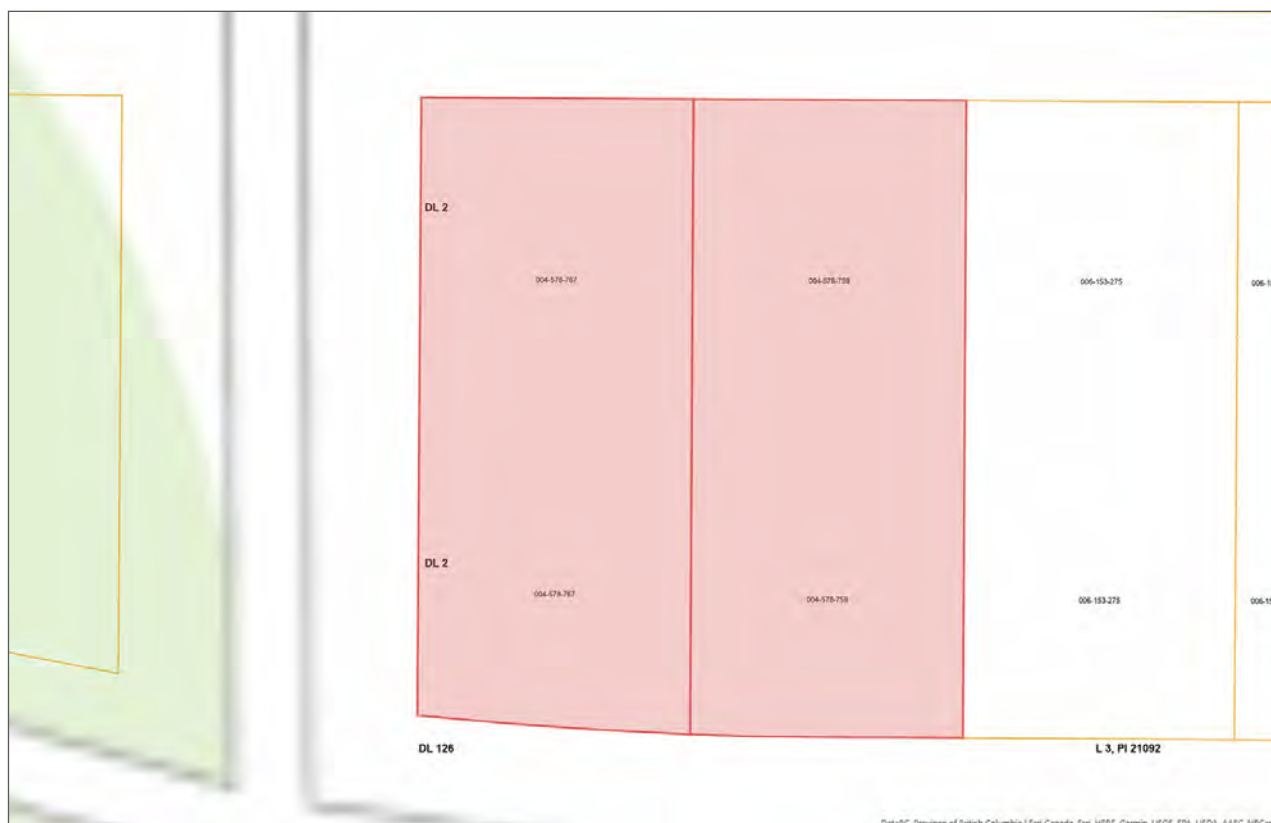












[illegible]



Your Land. Your Legacy. Our Expertise.



www.landquest.com



Fawn Gunderson

Personal Real Estate Corporation

Representative

fawn@landquest.com

(250) 305-5054

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)

Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources. While LandQuest® does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification. This communication is not intended to cause or induce breach of an existing agency agreement. This property is listed on the MLS®. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.