



**A Strategic Asset at the Gateway
to Canada's Last Frontier**



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PROPERTY DETAILS

Listing Number:	26124
Price:	\$549,000
Taxes (2025):	\$433.59
Size:	20.7 acres ~ 2 titles
Zoning:	C1 and RR-1

DESCRIPTION

For companies operating in or expanding into the Northwest Territories (NWT), the single greatest challenge is infrastructure. Accommodation, equipment servicing, crew welfare, and reliable supply staging are scarce, expensive, and hard-won in this corridor. This property solves all of it—and it's nearly ready to operate.

Situated on Highway 77 just 1,000 metres south of the BC/NWT border, this asset sits at a natural chokepoint for all northbound traffic, personnel, and equipment. There is no comparable turnkey opportunity within this region. For resource, infrastructure, or service companies working the NWT, this represents a permanent, owned base of operations rather than an ongoing accommodation and logistics expense.

Just over 20 acres across two titled parcels (C1 Commercial/RR-1 Rural Residential zoning). The near-complete main structure includes a commercial kitchen, staff dining area, four guest rooms, seven bathrooms, and dedicated manager's living quarters. A six-person crew bunkhouse with

wash bay is shovel-ready for addition. Included in the sale: remaining construction materials, commercial generators, snow removal equipment, and a John Deere 544 Wheel Loader—all the infrastructure required to operate independently off-grid.

Zoning supports motel, service station, campground, RV operations and more—creating multiple simultaneous revenue streams from a single asset. The property can function as a private corporate facility, a revenue-generating hospitality business, or a hybrid of both. Demand for accommodation and services along this corridor consistently outpaces supply.

LOCATION

165 km from Fort Nelson on Highway 77, just 1 km from border of the Northwest Territories.

RECREATION

Hunting, fishing, hiking, camping, horseback, boating.

IMPROVEMENTS

6,100 sq. ft. motel

LEGAL

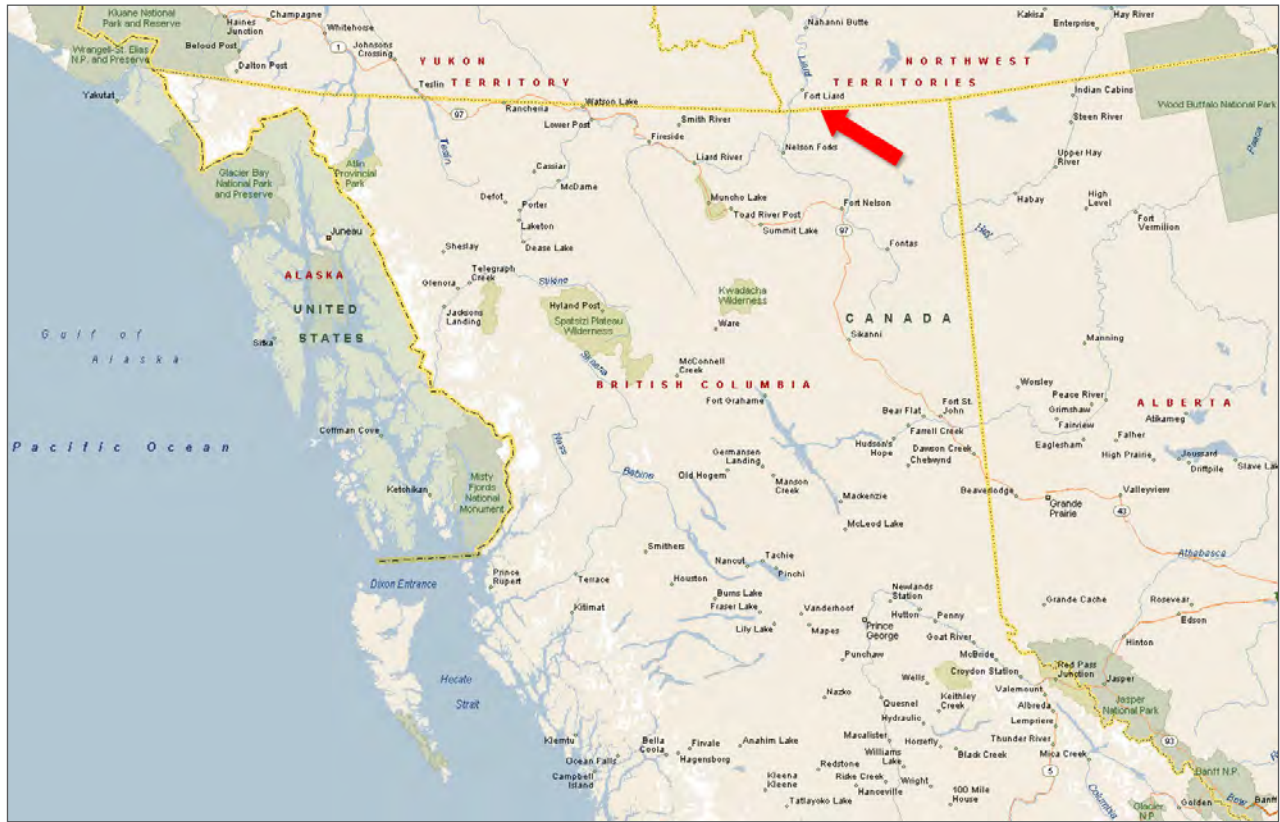
BLOCK A DISTRICT LOT 3308 PEACE RIVER DISTRICT
PID 025-819-542

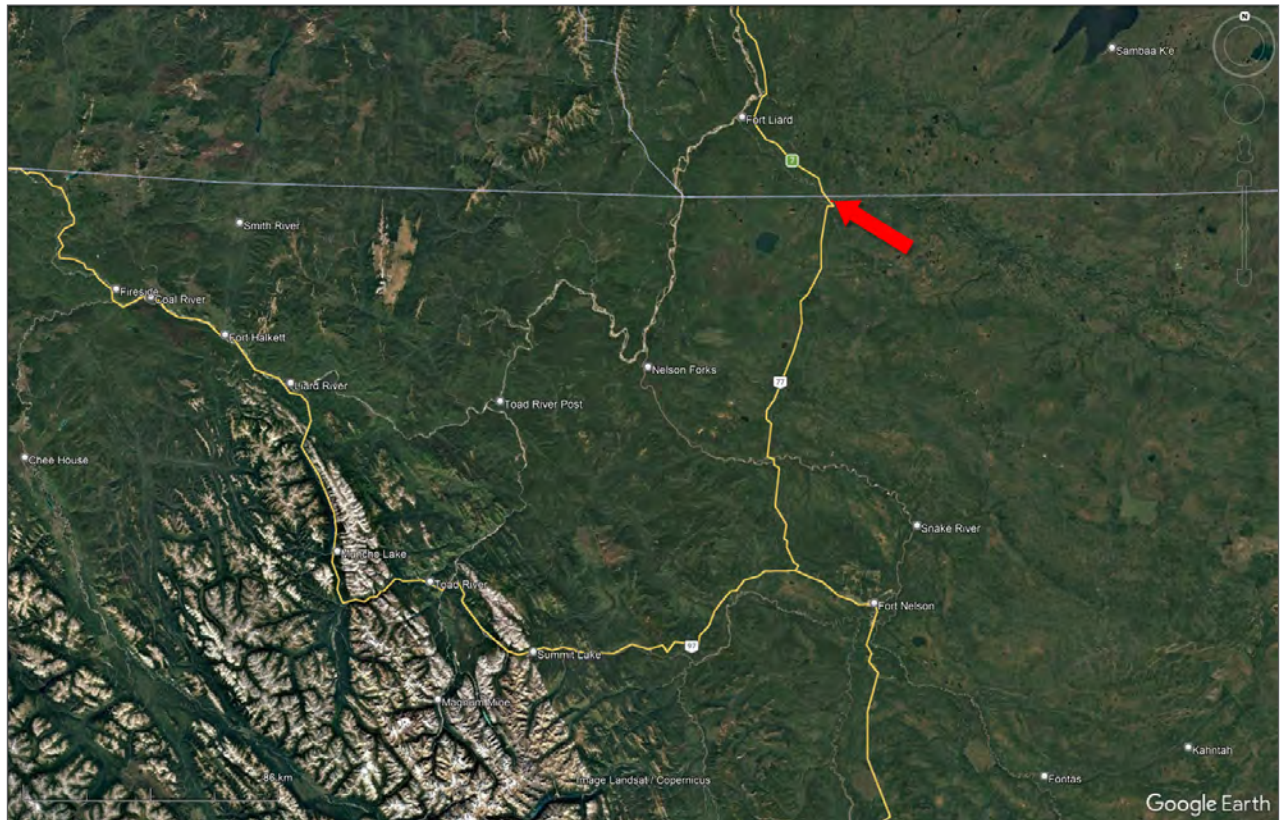
BLOCK B DISTRICT LOT 3308 PEACE RIVER DISTRICT
PID 026-150-522



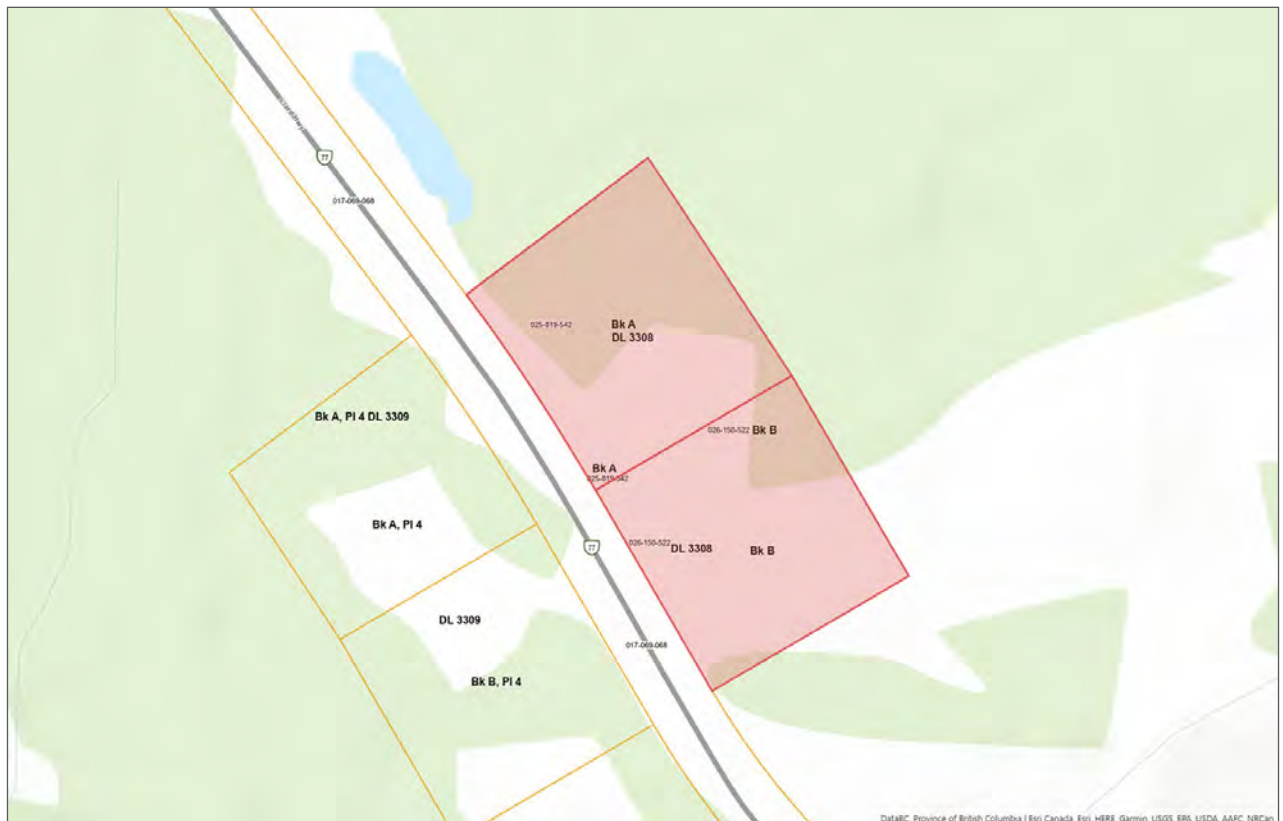












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