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Hemming Lake
Fly-In Wilderness Retreat



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Hemming Lake Fly-In Wilderness Retreat

East Thurlow Island

PROPERTY DETAILS

Listing Number:	26201
Price:	$129,000
Taxes (2026):	$498.71
Annual Lease (2026):	$3,364.20

SIZE

2.51 acres ~ 700± ft lakefront

DESCRIPTION

Hemming Lake is the kind of place where mornings begin with mist on the water, days are spent boating, fishing, paddling, or exploring the surrounding forest, and evenings are defined by quiet, privacy, and the stillness of the lake.

For those seeking a private family retreat, remote wilderness basecamp, or a property with commercial tourism potential, this is a truly unique opportunity on East Thurlow Island.

Set in a secluded fly-in location with no road access, the property offers an authentic coastal wilderness experience surrounded by mature forest and freshwater. The cabin is positioned at the water's edge with a front deck overlooking the lake, creating a natural gathering place to take in the view, watch the float plane arrive, or enjoy the peace and privacy of this remarkable setting.

The main cabin is a fully furnished 2-bedroom structure measuring approximately 16 feet by 28 feet. Well constructed by a crew of carpenters, the cabin is a notable achievement in such a remote location, with every piece of material flown in. Practical, comfortable, and full of character, it provides an excellent base for extended stays, fishing trips, paddling, exploring, and time away from the demands of everyday life.

In addition to the main cabin, the property includes a rustic pole cabin, several shake storage sheds, tools, building materials, 3 aluminum boats, and 1 outboard motor. The improvements have a genuine west coast feel, with cedar shakes, forest pathways, useful storage, and a simple lakefront layout shaped by years of recreational use.

Primary access is by float plane, approximately 25 miles, or 40 kilometres, from Campbell River Spit, with float plane access directly to Hemming Lake. There is also an alternate adventure-style route by boat to Hemming Bay, then overland to Hemming Lake, followed by boat access to the cabin.

While Hemming Lake itself offers excellent cutthroat trout fishing and the peace and privacy of a freshwater wilderness retreat, the surrounding area opens the door to a broader coastal recreation experience.

The nearby channels, passages, and mainland inlets provide access to some of British Columbia's most celebrated saltwater fishing waters. Campbell River is widely known as the Salmon Capital of the World, and the local waters are associated with all 5 species of Pacific salmon, chinook, chum, coho, pink, and sockeye.

The location also places owners within reach of exceptional west coast sightseeing and wildlife viewing. The Discovery Islands and surrounding mainland inlets are known for dramatic coastal



scenery, sheltered waterways, marine wildlife, eagles, and access to some of the region's signature wilderness experiences.
One of the best-known nearby attractions is grizzly bear viewing in Bute Inlet, where guided tours travel through spectacular coastal waterways into mainland inlet country. These tours may include opportunities to see grizzlies, whales, eagles, salmon, and other coastal wildlife.

Beyond its appeal as a private retreat, the tenure to the property is for commercial use, which may provide a purchaser with future flexibility and revenue potential. Possible uses could include guest accommodation, fishing retreats, guided or self-directed wilderness stays, a short-term rental offering, or a small-scale commercial tourism venture, subject to confirmation of the licence terms and all applicable zoning, permitting, registration, insurance, and regulatory requirements.

For a buyer looking for privacy, freshwater recreation, remote coastal wilderness, and existing improvements already in place, this Hemming Lake property represents a rare and memorable offering. It is private first, practical second, and commercially intriguing for the right purchaser.

LOCATION

Hemming Lake - East Thurlow Island

DIRECTIONS

Contact the listing agent.

AREA DATA

Discovery Islands

The Discovery Islands archipelago is located along the Inside Passage, between Campbell River on Vancouver Island and the mainland of British Columbia. The main islands are Quadra Island, Cortes Island and the Outer Islands. Quadra and Cortes are the best known of the Discovery Islands and home for most of the local residents. The Outer Islands include East and West Thurlow Islands, Sonora Island, Stuart Island, Maurelle Island, Read Island, Raza Island and East and West Redonda Islands. Visitors from around the

world are attracted to the Discovery Islands for their scenic beauty and recreational opportunities.

Thurlow Islands

East (111 km^2) and West (85 km^2) Thurlow Islands lie along the north side of Johnstone Strait between Bute and Knight Inlets, east of Sayward on the north end of Vancouver Island. They were named by Captain Vancouver after Baron Thurlow, an 18th century Lord Chancellor of England. Logging began in the 1880s using oxen teams, and mining for gold, copper and iron took place in the late 1890s.

Settlements are located at Blind Channel on West Thurlow, which once had a cannery and sawmill and is now the site of a resort, and at Shoal Bay on East Thurlow. Bickley Bay, 2 km west of Shoal Bay, was settled in the 1890s and had a post office named Channeton.

Shoal Bay

Shoal Bay is on the south side of Cordero Channel on East Thurlow Island across from Phillips Arm about 130 miles north of Vancouver. During the gold rush in the late 1800s Shoal Bay, with as many as 5,000 people, was the most populated village on the BC Coast. In 1897 the property was subdivided into 137 lots as the town site of Shoal Bay.

By 1898, 200 mineral claims had been registered in the district of Thurlow. Many were staked by small entrepreneurs, but several of the larger mines were owned by British Columbia Golds Limited, an English company, including the Forth Morten and Alexandra mines on Phillips Arm, the Yuclaw and Puddle Dog mines on Channel Island and the Douglas Pine mine on the steep slopes above Shoal Bay.

Before the gold rush the district of Thurlow was a center for commercial logging. People had lived there since the early 1800s and one of the largest sawmills on the coast operated at Shoal Bay. The mill continued to work after the mines were open and both industries used teams of oxen to haul sleds with cedar skids to bring their products to the harbour. Some of these old skids are still visible today, slivers of aged grey cedar in the heavy green moss.

RECREATION

Excellent trout fishing, cruising, diving, paddling, great photo opportunities and wildlife viewing. Incredible area to experience wildlife and nature.

MAP REFERENCE

50°24’19.83”N and 125°24’47.32”W

INVESTMENT FEATURES

Commercial Lease Tenure

SERVICES

None.

IMPROVEMENTS

Rustic cabin.

ZONING

RU-3 Rural Three
Strathcona Regional District Quadra Island Zoning Bylaw No. 1213 (1990)

Additional zoning information can be found on the Strathcona Regional District website.

LEGAL

Licence of Occupation File No. 1404731, Disposition No. 878807, Licence No. 114090

That parcel or tract of land in the vicinity of Hemming Lake, Range 1 Coast District, containing 1.016 hectares, more or less



















































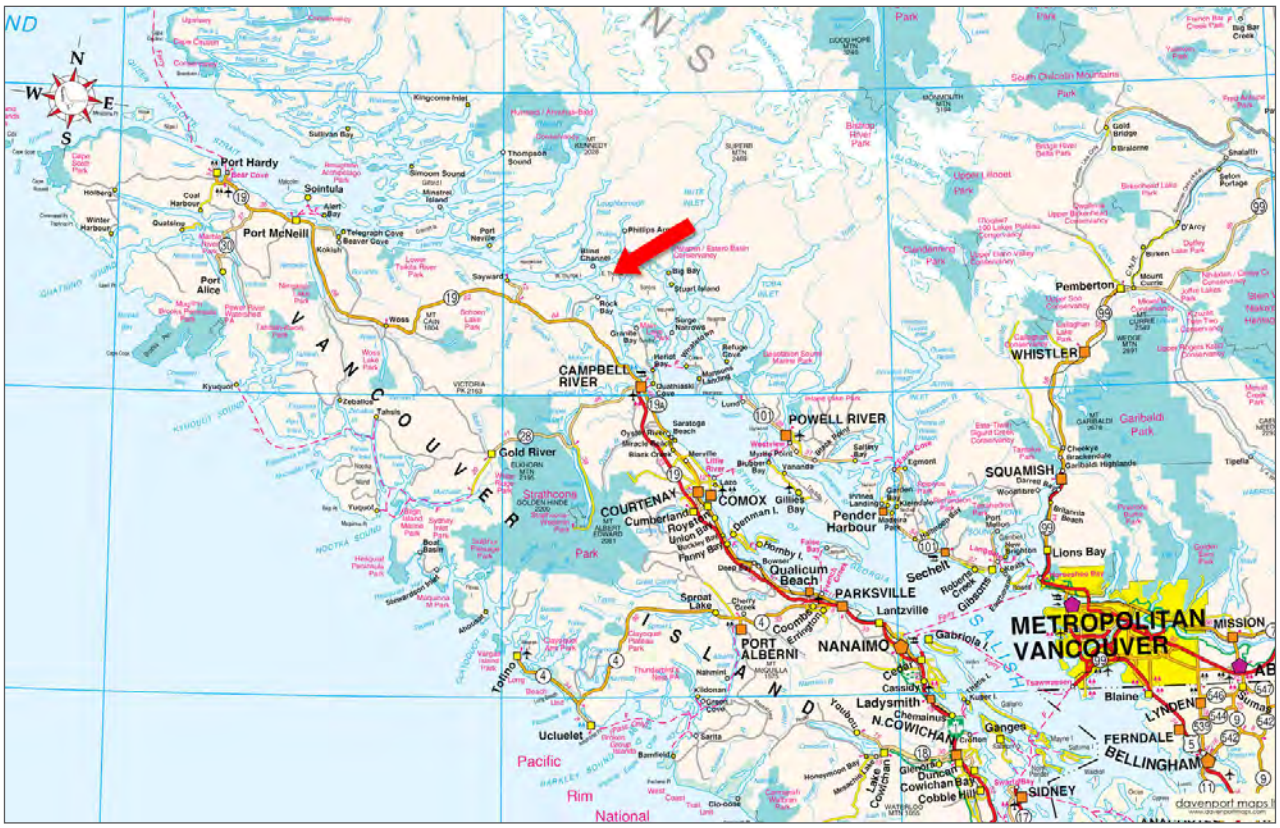


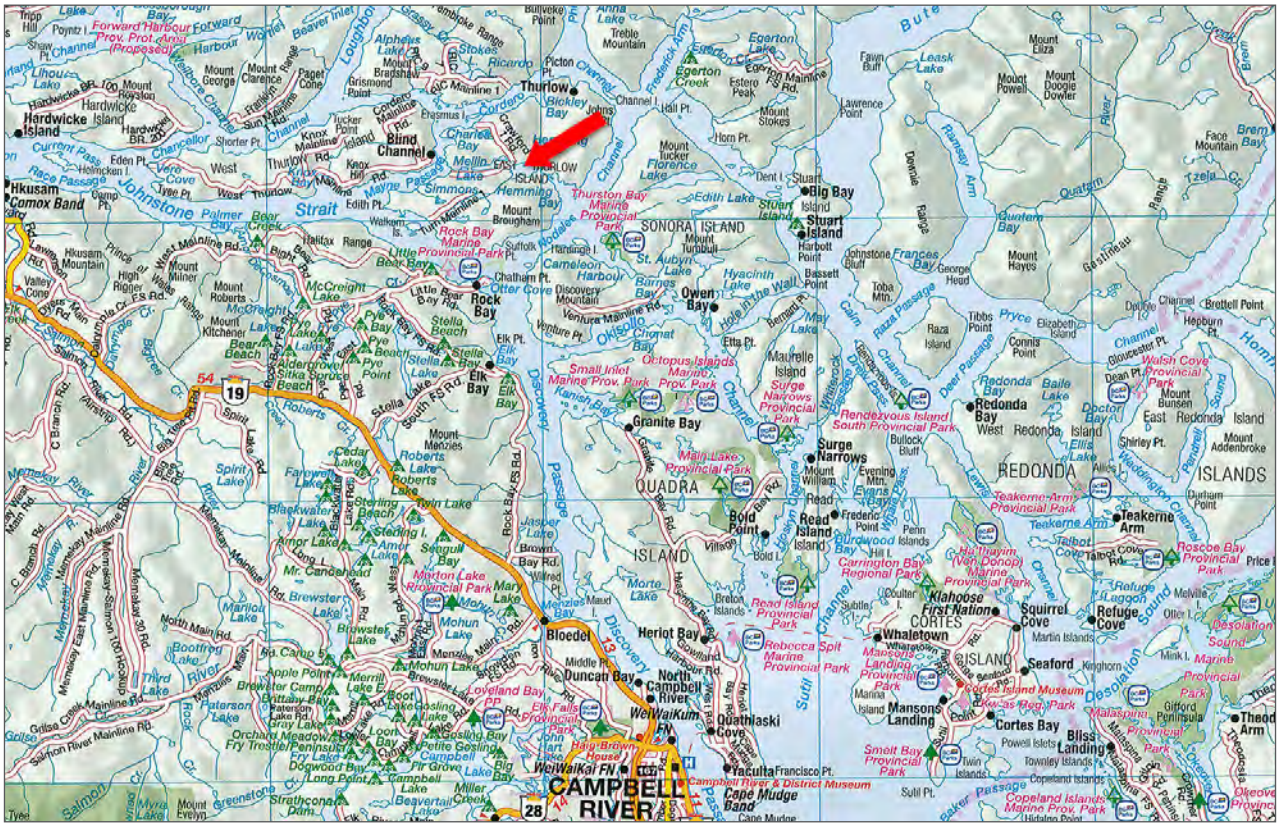







British Columbia
Alberta
Prince George
Campbell River
Courtenay
Nanaimo
Vancouver
Victoria
Kamloops
Kelowna
Penticton
Calgary
Red Deer
Seattle
Spokane
DataBC, Province of British Columbia | Esri, HERE, Garmin, NGA, USGS, NPS


Port Hardy
Port McNeill
Port Alice
Sointula
Telegraph Cove
Beaver Cove
Woss
Gold River
CAMPBELL RIVER
POWELL RIVER
COURTENAY
Cumberland
COMOX
Denman I.
Hornby I.
Qualicum Beach
PARKSVILLE
Lantzville
NANAIMO
PORT ALBERNI
Ucluelet
Tofino
Pacific Rim National
Pender Harbour
Sechelt
Lions Bay
SQUAMISH
Pemberton
WHISTLER
METROPOLITAN VANCOUVER
MISSION
Blaine
LYNDEN
FERNDALE
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Ladysmith
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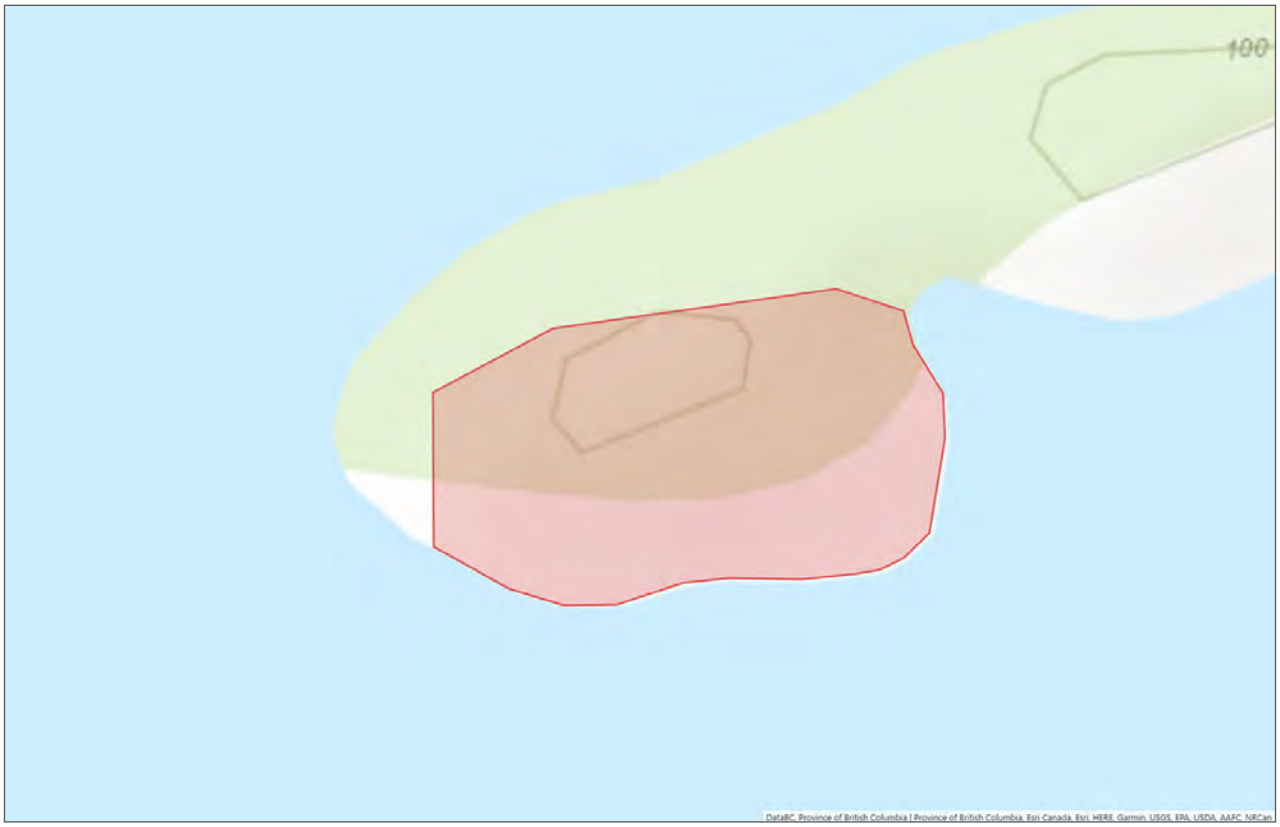

Thurlow
Blind Channel
Stuart Island
Big Bay
SONORA ISLAND
Owen Bay
Rock Bay
Granite Bay
QUADRA ISLAND
Bold Point
Read Island
Surge Narrows
REDONDA ISLANDS
Redonda Bay
Teakerne Arm
Heriot Bay
Bloedel
Duncan Bay
North Campbell River
WeiWaiKum FN
Quathiaski Cove
Cape Mudge Band
CAMPBELL RIVER
Whaletown
CORTES ISLAND
Seaford
Cortes Bay
Mansons Landing
Klahoose First Nation
Squirrel Cove
Refuge Cove
Desolation Sound
Hornby Island
Denman Island
Courtenay
Comox
Hkusam
Comox Band
Hardwicke Island
Johnstone Strait
Discovery Passage
Sutil Channel
Okisollo Channel
Yaculta
Francisco Pt.
Campbell River & District Museum
Seaford Kingfisher Museum
Gifford Peninsula Provincial Park
Theodosia Arm
Copeland Islands Marine Prov. Park
Loveland Bay PP
Elk Falls Provincial Park
Haig-Brown House
Rebecca Spit Marine Provincial Park
Read Island Provincial Park
Carrington Bay Regional Park
Ha'thayim (Von Donop) Marine Provincial Park
Teakerne Arm Provincial Park
Roscoe Bay Provincial Park
Main Lake Provincial Park
Small Inlet Marine Prov. Park
Octopus Islands Marine Prov. Park
Rendezvous Island South Provincial Park
Surge Narrows Provincial Park
Rock Bay Marine Provincial Park
Thurston Bay Marine Provincial Park
Marion Lake Provincial Park
Smelt Bay Provincial Park
Walsh Cove Provincial Park
Mansons Landing Provincial Park
Marine Provincial Park
Sutil Pt.
Twin Islands
Powell Islets
Townley Islands
Copeland Islands
Cape Mudge
Mink I.
Melville I.
Otter I.
Subtle I.
Bold I.
Hill I.
Penn Islands
Martin Islands
Brulon Islands
Maud I.
Twin Lake
Sterling Beach
Blackwater Lake
Amor Lake
Seagull Bay
Mr. Canchead
Mohun Lake
Brewster Lake
Bluewater Lake
Boot Lake
Gosling Lake
Petite Gosling Lake
Fir Grove Lake
Campbell Lake
Beaver Lake
Miller Creek
Long Lake
Dogwood Bay
Orchard Meadow
Fry Trestle Peninsula
Apple Point
Brewster Camp
Rd. Camp 5
Mainline Rd.
Island Mainline
Memekay East Mainline Rd.
Memekay Mainline Rd.
Salmon River Mainline Rd.
Spirit Lake Rd.
Marilla Lake
Third Lake
Paterson Lake
Gray Lake
Griffith Bay
Loon Bay
Gosling Bay
Cedar Lake
Roberts Lake
Farewell Lake
Sitka Spruce Beach
Aldergrove Beach
Bear Beach
Pye Beach
Stella Beach
Little Bear Bay
Halfax Range
Mount Roberts
Mount Kitchener
Mount Milner
Mount Menzies
Mount Broughton
Mount Eliza
Mount Powell
Mount Doogie Dowler
Mount Hayes
Mount Bunsen
Mount Addenbroke
Mount Stokes
Mount Tucker
Mount Florence
Mount Turnbull
Mount Evelyn
Mount Myra
Mount Greenstone
Strathcona Dam
Salmon River
Tyee
Myra Lake
Greenstone Creek
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6.66 km
Google Earth


Thurlow
West Thurlow Island
Blind Channel
East Thurlow Island
Sonora Island
Rock Bay
Owen Bay
Image © 2026 Airbus
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6.66 km
Google Earth


Hemming Lake
1024 m
Image © 2026 Airbus
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132 m
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Notes

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