LANDQUEST
REALTY CORP.

Prime Highway 16 Commercial & Light Industrial Property - Burns Lake, BC



Chase Westersund
Personal Real Estate Corporation
Western Land Group
chase@landquest.com
(778) 927-6634

Gary Marshall
gary@landquest.com
(250) 251-6100

Cole Westersund
Personal Real Estate Corporation
Western Land Group
cole@landquest.com
(604) 360-0793

LANDQUEST®
REALTY CORP.

Your Land. Your Legacy. Our Expertise.



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

www.landquest.com

Prime Highway 16 Commercial & Light Industrial Property

Burns Lake, BC

PROPERTY DETAILS

Listing Number:	26063
Price:	$775,000
Taxes (2026):	$14,982
Size:	1.7 acres
Zoning:	M1 - Light Industrial

DESCRIPTION

Positioned directly on Highway 16 with exceptional visibility and traffic exposure, this fully-fenced, move-in ready commercial property represents a rare opportunity in Burns Lake. Developed and refined over more than 50 years as a successful outdoor motorsports dealership, the 1.7-acre site offers an outstanding combination of workshop, covered storage, and retail/office space—all ready for immediate occupancy. The property is zoned M1 Light Industrial under the Village of Burns Lake Zoning Bylaw No. 880, a designation that supports a broad range of uses including vehicle and equipment repair, sales and rental, warehousing and distribution, contractor services, storage, light manufacturing, and trade outlets. Buyers should confirm permitted uses directly with the Village of Burns Lake planning department prior to any commitments.

The improvements on the property are substantial. The main repair shop measures 40’ × 60’ (2,400 sq. ft.) and is equipped with a 14’ × 14’ overhead door, 200-amp 3-phase electrical service, and dual heating via both an oil furnace and an electric furnace. There is no built-in shop equipment, leaving the space open and ready for a new operator’s tools and machinery. The second building is a storage structure measuring 50’ × 60’ (3,000 sq. ft.), also featuring a 14’ × 14’ overhead door, 200-amp 3-phase power, and the same dual oil and electric heating setup.

In addition to the enclosed buildings, the property offers two substantial post-and-beam covered storage structures. The first spans 78’ in total width with 6 bays, each 13’ wide and 28’ deep, for a total covered area of approximately 2,184 sq. ft. at a clearance height of 12’6”. The second is considerably larger, stretching 168’ across with 14 bays, each 12’ wide and 28’ deep, totalling approximately 4,704 sq. ft. of covered area at the same 12’6” clearance height. These structures are ideal for equipment, vehicle, and inventory storage, or could readily support a covered rental storage operation.

The office and retail store provides 2,691 sq. ft. of finished interior space fronting directly onto Highway 16, with strong customer visibility and walk-in access. It is heated by two gas furnaces and is suited for retail sales, a showroom, administrative offices, or customer-facing services. A washroom facility is housed in a separate building attached to the rear wall of the retail store.

Utilities on site include 200-amp 3-phase electrical service to the shop buildings, a septic system, and a rainwater collection system consisting of two 1,250-gallon (4,731-litre) holding tanks plumbed and located in the washroom building. The retail store is heated by gas, while both shop buildings have dual oil and electric heating. No environmental reports are available, and buyers are advised to conduct their own due diligence in this regard.



The entire yard is secured by a perimeter chain-link fence standing 6' tall with an additional 12" of 3-wire barbed wire mounted above the top edge, bringing the total effective barrier height to approximately 7'. An alarm system is installed on the property, and ample on-site parking is available for customers, staff, vehicles, and equipment.

The property benefits from a BC Ministry of Transportation Permit to Construct Works Upon Highways (Permit No. 324-12326, Bulkley Stikine District), which authorizes the use of the Ministry's right-of-way along Burns Lake Arterial #732R and the installation of the chain-link perimeter fence within that right-of-way. If the purchaser is a corporation (limited company), the permit transfers automatically to the new owner. If the purchaser is an individual, a new application to the Ministry of Transportation will be required. Buyers are encouraged to confirm transfer terms with the BC Ministry of Transportation, Bulkley Stikine District, prior to closing.

The 2025 property tax notice shows a total current tax levy of $14,982.78 on a taxable assessed value of $620,400 (Class 06 - Business). The property's PID number is 010-112-464, legally described as Plan PRP6069, Lot 1, DL 1892.

Burns Lake is located along the Yellowhead Highway (Highway 16) in the Bulkley-Nechako region of north-central BC, roughly midway between Prince George and Smithers. The property's direct highway frontage provides access to significant daily traffic volume serving the surrounding region, including resource industries, First Nations communities, recreational destinations, and the broader Lakes District.

LOCATION

905 E Highway 16 - Burns Lake, BC

AREA DATA

Burns Lake is a incorporated village of approximately 2,000 residents situated on the Yellowhead Highway (Highway 16) in north-

central British Columbia, roughly 230 kilometres west of Prince George and 145 kilometres east of Smithers. While the village itself has a population of around 2,000, it functions as the primary supply and service centre for a much larger trade area of approximately 7,000 people in the surrounding Lakes District, and sits within the Regional District of Bulkley-Nechako, which serves a regional population of approximately 13,000. The village has been an incorporated municipality since 1923 and is home to the head offices of the Regional District of Bulkley-Nechako, adding an element of administrative and institutional stability to the local economy.

The regional economy is anchored by forestry, which remains the dominant industrial driver. Pellet plants and lumber mills are among the largest employers in the area, and the broader Nechako region has a well-established labour force with experience in forestry, mining, transportation, construction, and manufacturing. Mining has historically been significant in the Lakes District, with major operations producing copper, molybdenum, gold, and silver, and workers from Burns Lake continue to commute to active mining projects in the broader region. Agriculture and tourism round out the economic base, with the 2019 Lakes District Economic Development Strategy identifying both sectors as priorities for diversification and long-term growth.

Tourism is a meaningful and growing contributor to the local economy. Burns Lake serves as the gateway to Tweedsmuir North Provincial Park and is internationally recognized by the International Mountain Biking Association as Canada's first IMBA Ride Centre, with over 63 kilometres of trails on Boer Mountain drawing visitors from across Canada and beyond. Sport fishing, hunting, fly-in wilderness tours, and access to some of BC's largest freshwater lakes make the region a year-round outdoor destination. Annual events including the Aboriginal Day Celebration—the second largest in BC—and the Burns Lake Performing Arts Festival bring additional regional and provincial traffic through the community.

Highway 16, the Yellowhead Highway, is the economic lifeline of the region, connecting Burns Lake to Prince George, Smithers, Prince Rupert, and the broader national highway network. The Canadian National Railway mainline also runs through the village, supporting freight movement critical to the forestry sector, while VIA Rail provides weekly passenger service on the Jasper–Prince Rupert route. This multi-modal transportation infrastructure makes Burns Lake a practical location for distribution, logistics, and supply operations serving the surrounding resource industries and communities. The village's business district benefits from the fact that Highway 16 passes directly through the commercial core rather than bypassing it, ensuring that travellers and regional residents are consistently channelled past local businesses—a meaningful advantage for any highway-fronting commercial property.

MAP REFERENCE

54°13'41.98"N and 125°44'4.35"W

INVESTMENT FEATURES

- Direct Highway 16 frontage with high daily traffic—the highway runs through Burns Lake's commercial core, not around it
- 1.7 acres, M1 Light Industrial zoning—broad range of permitted uses
- Over 16,800 sq. ft. of combined workshop, covered storage, and retail space
- 50+ years of established operating history—move-in ready, immediate occupancy
- 200-amp 3-phase power to shop buildings; dual heating systems throughout
- Two large post-and-beam covered storage structures—strong rental income potential



- Highway-front retail store with 2,691 sq. ft. of finished space
- Burns Lake serves a trade area of ~7,000 people and a regional catchment of ~13,000
- Gateway community to Tweedsmuir North Provincial Park and internationally recognized mountain biking destination—strong and growing tourism traffic
- CN Rail mainline through the village supports freight-dependent businesses
- BC Ministry of Transportation highway permit transfers to corporate purchasers

SERVICES

- 200-amp 3-phase electrical service to shop buildings
- Dual heating (oil furnace + electric furnace) in both repair shop and storage building
- Two gas furnaces in the retail/office store
- Septic system on site
- Two rainwater collection tanks—,250 gallons (4,731 litres) each
- Alarm system installed

IMPROVEMENTS

- Repair shop: 40’ × 60’ (2,400 sq. ft.) with 14’ × 14’ overhead door
- Storage building: 50’ × 60’ (3,000 sq. ft.) with 14’ × 14’ overhead door
- Post and beam covered storage #1: 78’ wide, 6 bays × 13’ wide × 28’ deep (~2,184 sq. ft.)
- Post and beam covered storage #2: 168’ wide, 14 bays × 12’ wide × 28’ deep (~4,704 sq. ft.)
- Office/retail store: 2,691 sq. ft. with direct highway frontage
- Separate washroom building attached to rear of retail store
- Fully fenced perimeter—6’ chain-link with 12” barbed wire topping (~7’ total)

LEGAL

LOT 1 DISTRICT LOT 1892 RANGE 5 COAST DISTRICT PLAN 6069 EXCEPT PLAN 8117
PID 010-112-464





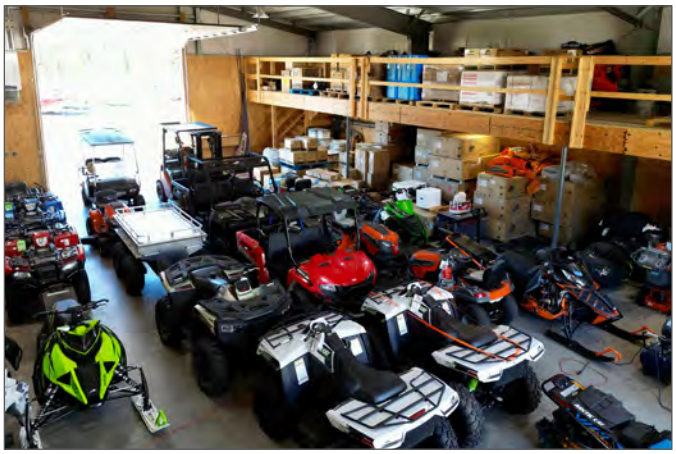


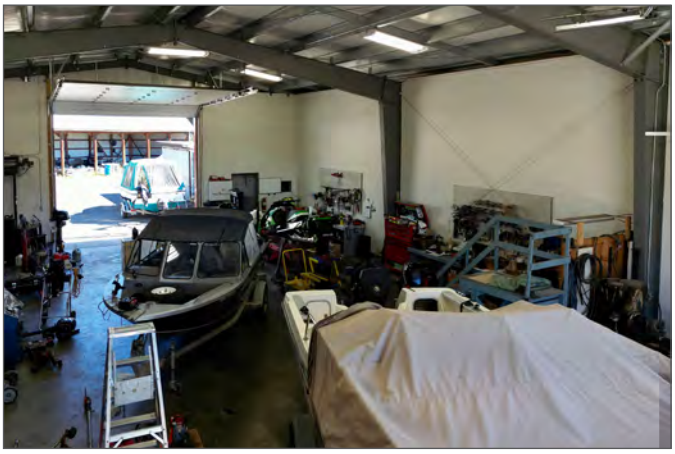







TROPHY









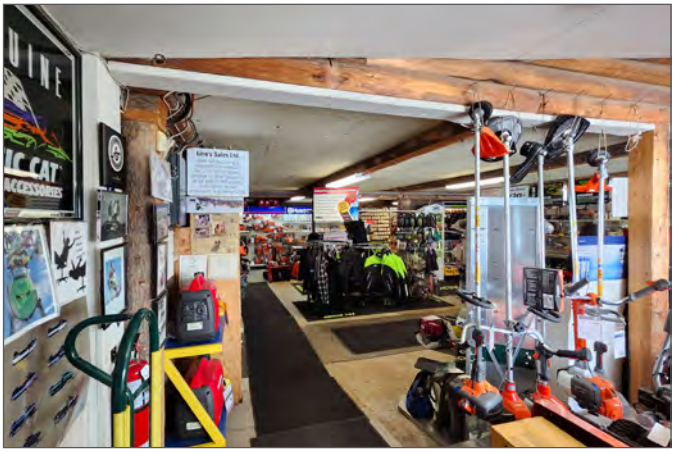

TROPHY

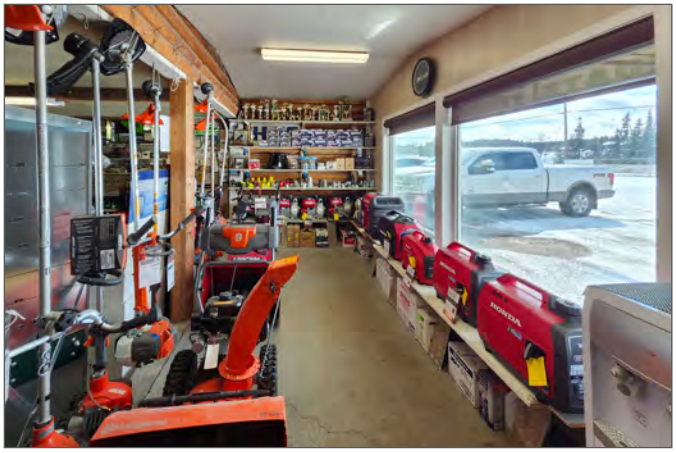



ARCTIC CAT
HONDA
FOURTRAX
VOLVO PENTA
LINO'S SALES & SERVICE LTD.
MERCURY
HONDA
Power Equipment


LINO'S
SALES & SERVICE


ARCTIC CAT
MERCURY MARINE
HONDA
LINO'S
SALES & SERVICE
BOATS SNOWMOBILES ATVS






Lino's Sales Ltd.
HONDA


HONDA


VEHICLE REPAIR POLICY
Labor Rate
$120
NOT RESPONSIBLE


Husqvarna
Husqvarna
HONDA

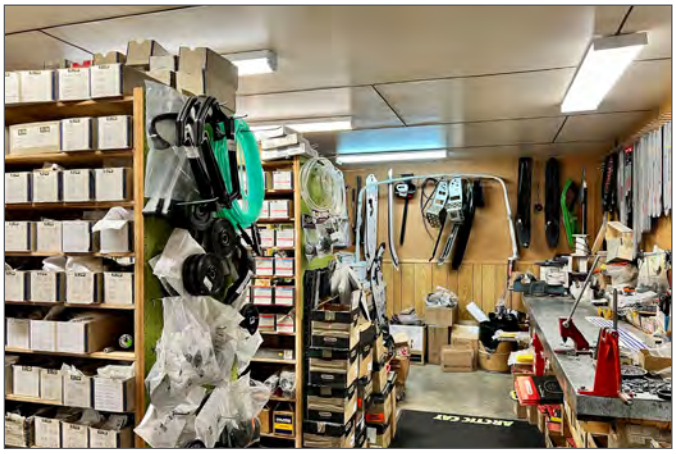

Lino's Sales Ltd.
HONDA
HONDA
WHEN IT RUNS ON HUSQVARNA YOUR HUSQVARNA











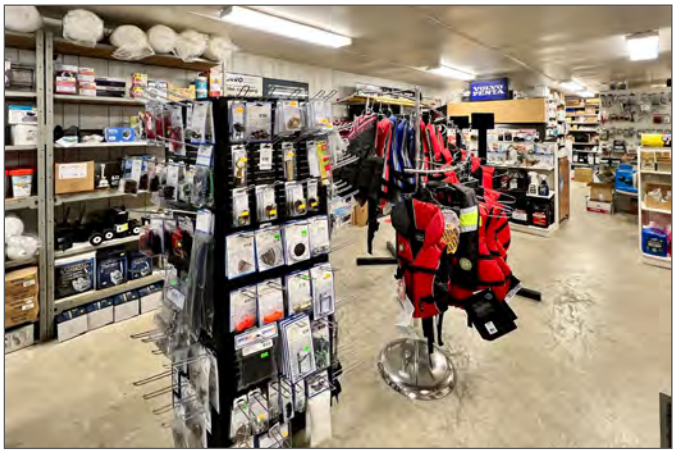






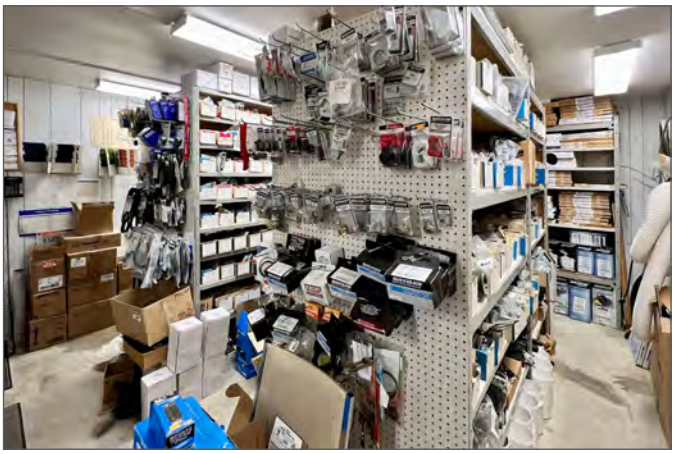



Thunder Jet
FEATURES AND OPTIONS










WARNING
Husqvarna




MINN KOTA


Labor Rate
$130


LINO'S
SALES & SERVICE
HONDA
ARCTIC CAT
FOURTRAX

















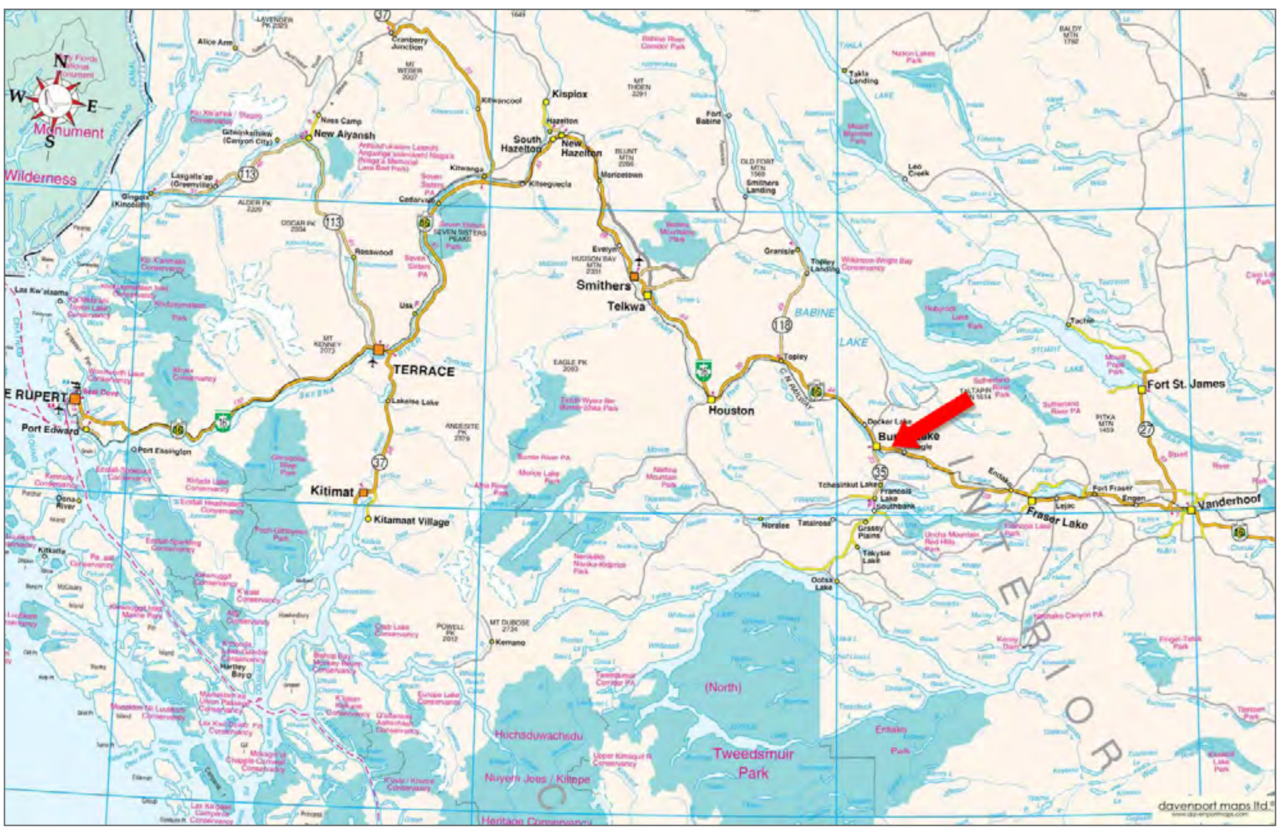

LINO'S

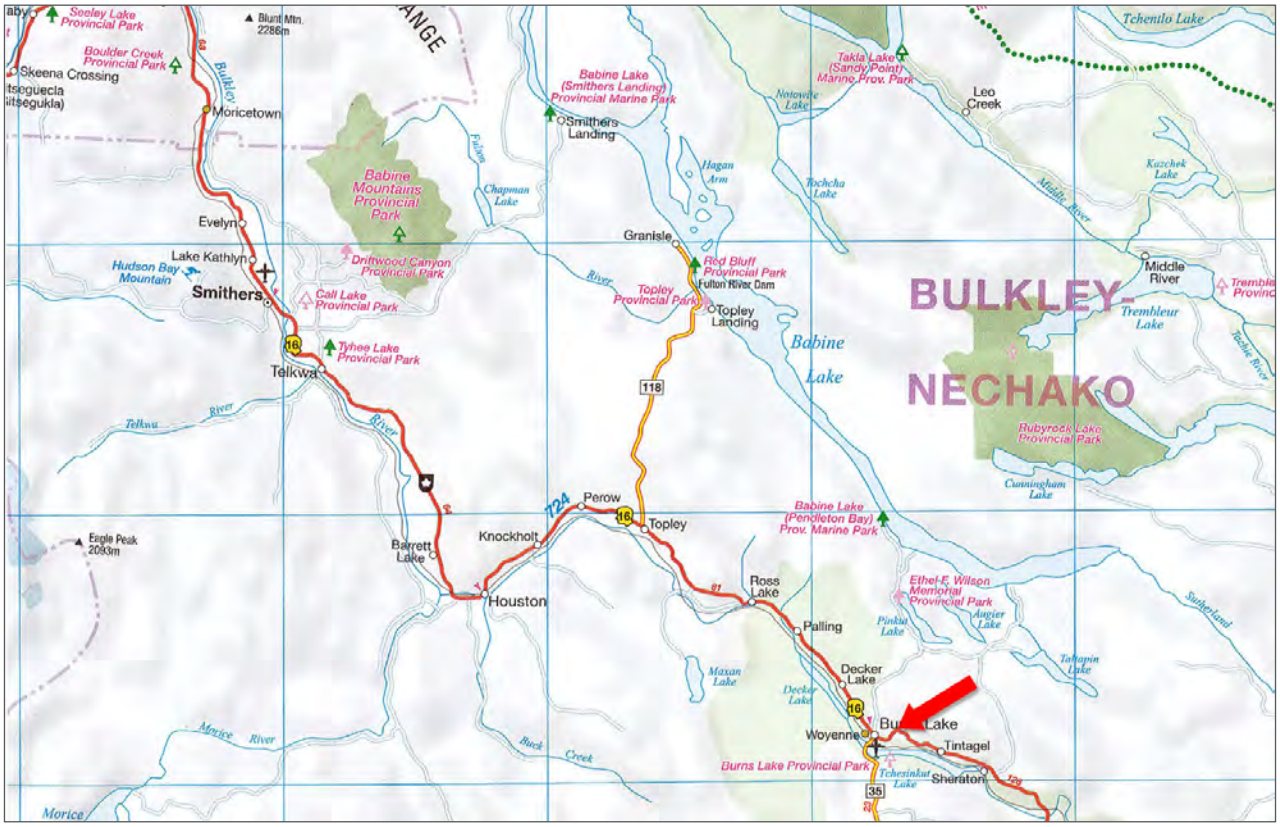


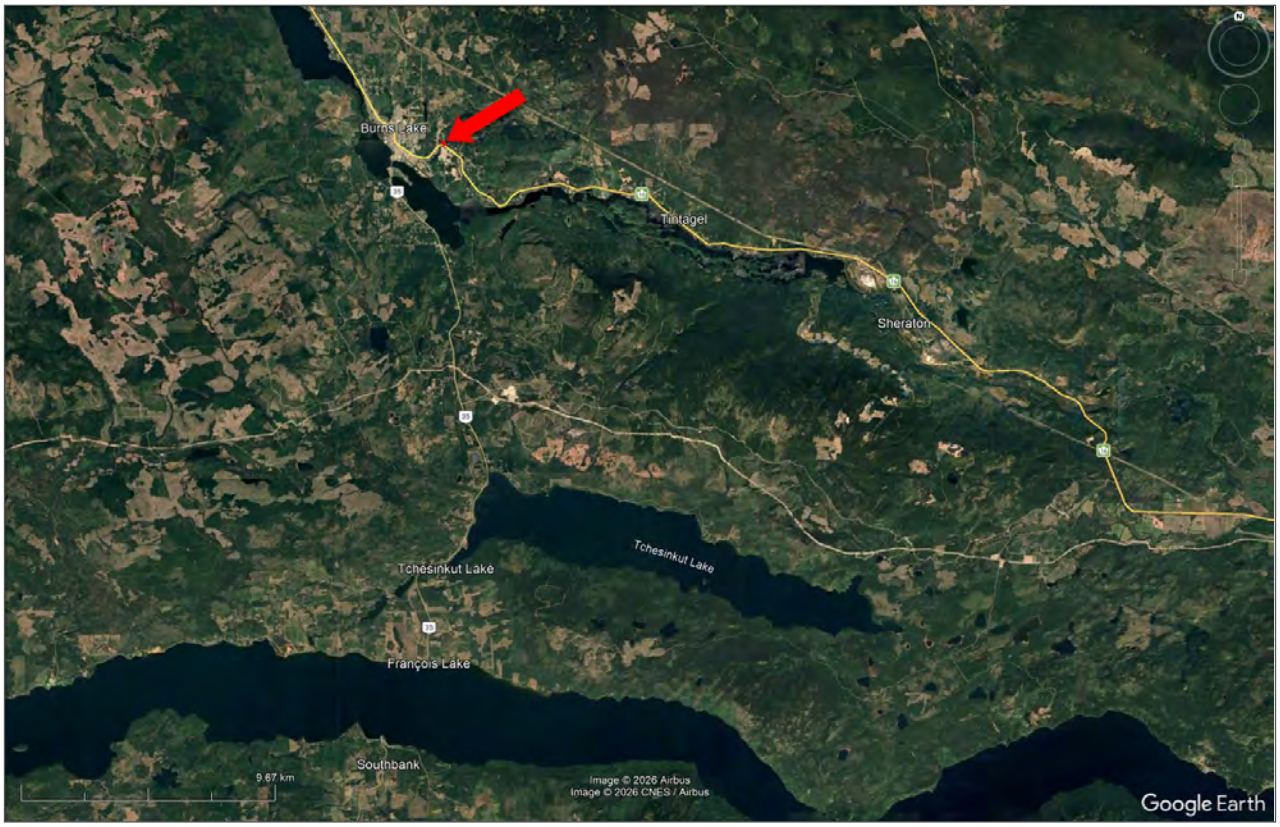


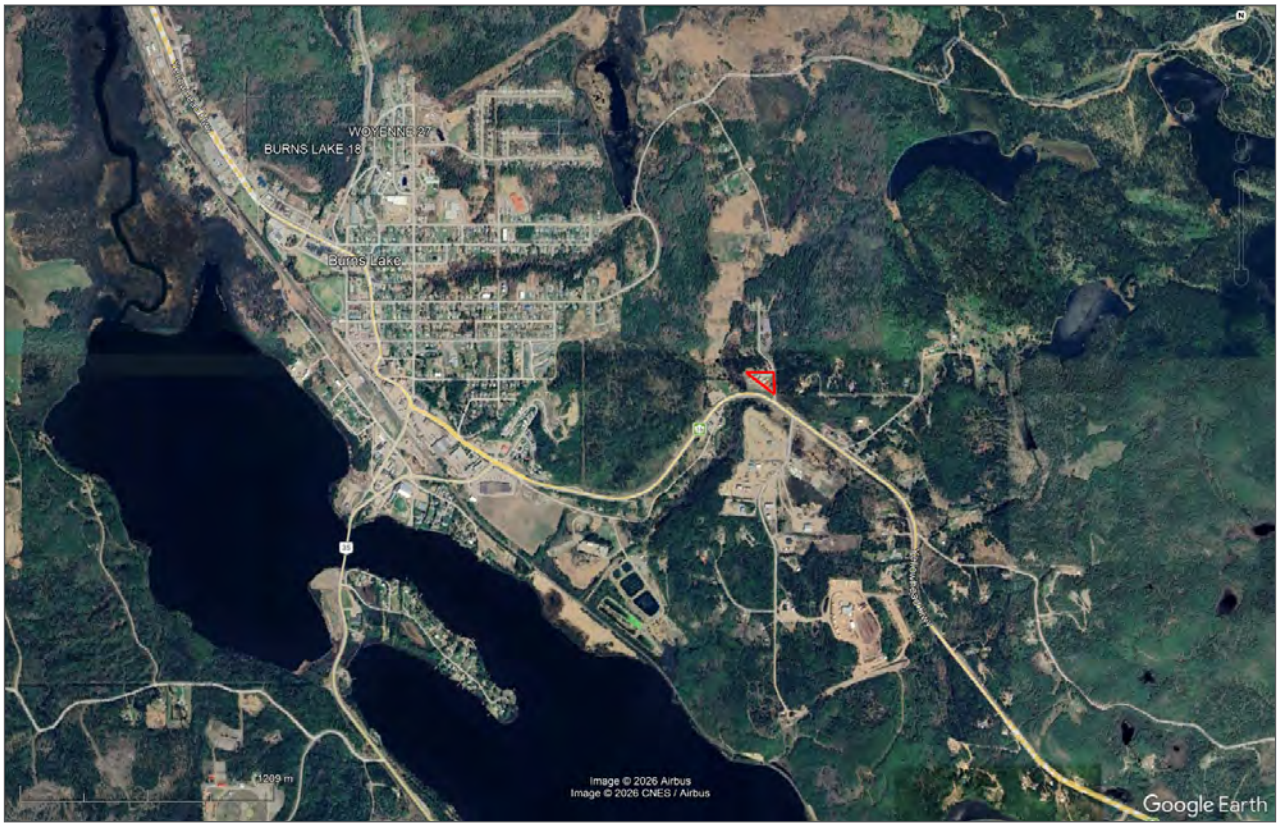


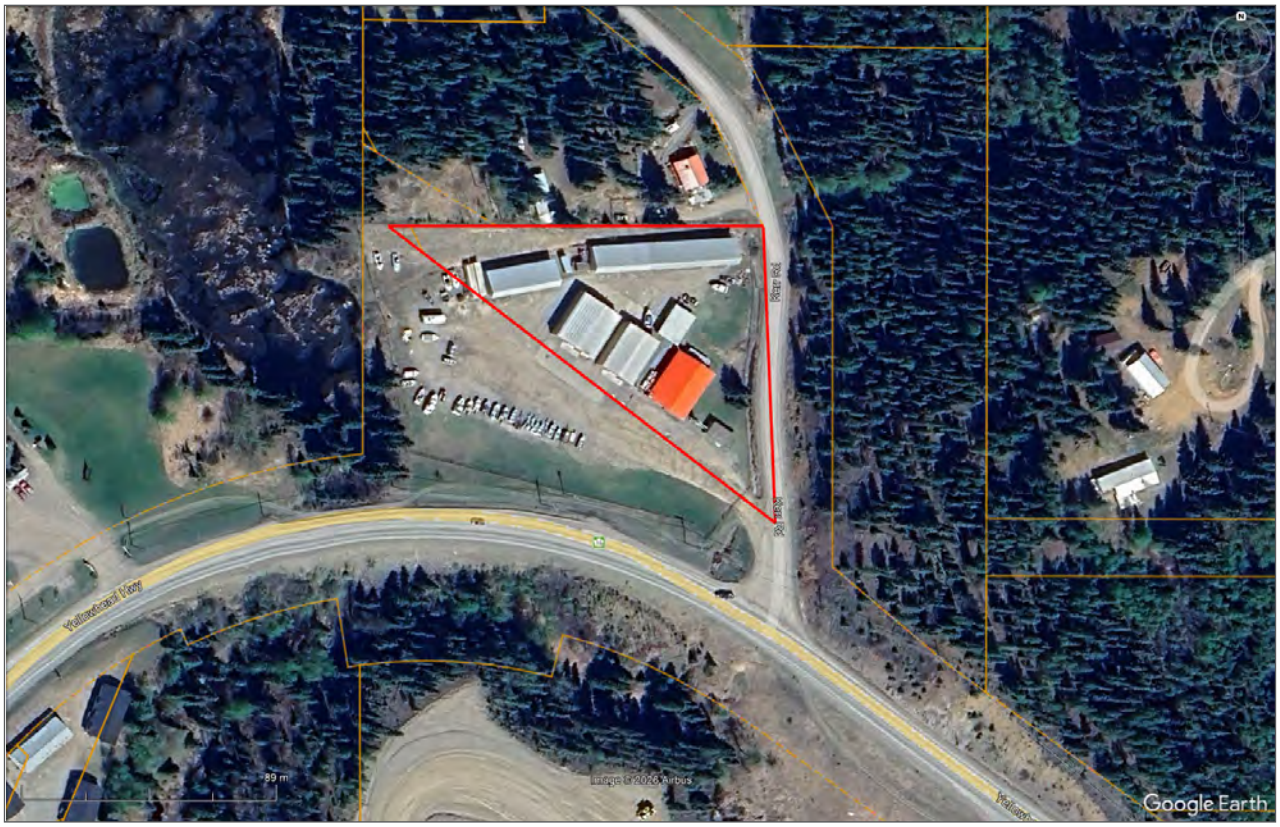

ALASKA
Ketchikan
Misty Fjords National Monument
Dixon Entrance
Prince Rupert
Terrace
Kitimat
Smithers
Houston
Burns Lake
Fraser Lake
Nancut
Tachie
Pinchi
Fort St. James
Fort Fraser
Vanderhoof
Lily Lake
Mapes
Prince George
Hecate Strait
Klemtu
Campbell Island
Ocean Falls
Bella Coola
Hagensborg
Stuie
Anahim Lake
Quesnel
Wells
Nazko
Cottonwood
Williams Lake
100 Mile House
Kamloops
Vernon
Salmon Arm
Revelstoke
Golden
Banff
Calgary
Edmonton
Hinton
Jasper
Jasper National Park
Banff National Park
ALBERTA
CANADA
BRITISH COLUMBIA
Port Hardy
Campbell River
Vancouver
Victoria
Bellingham
Pacific Ocean
WASHINGTON
IDAHO
MONTANA
Lethbridge
Red Deer
Grande Prairie
Grande Cache
Valemount
McBride
Mackenzie
McLeod Lake
Dawson Creek
Hudson's Hope
Olympic N.P.


N
W
E
S
Monument
Wilderness
PRINCE RUPERT
Port Edward
Port Essington
TERRACE
Lakelse Lake
Kitimat
Kitamaat Village
New Aiyansh
Nass Camp
Kispiox
Hazelton
South Hazelton
New Hazelton
Kitwanga
Cedarvale
Usk
Rosswood
Smithers
Telkwa
Houston
Topley
Granisle
Topley Landing
BABINE LAKE
Burns Lake
Decker Lake
Tchesinkut Lake
Francois Lake
Southbank
Fraser Lake
Fort Fraser
Endako
Vanderhoof
Fort St. James
Tachie
Takla Landing
Leo Creek
Nadina
Ootsa Lake
Kemano
Tweedsmuir Park
(North)
Entiako Park
Nuyem Jees / Kitlope
Huchsduwachsdu
INTERIOR
davenport maps ltd.

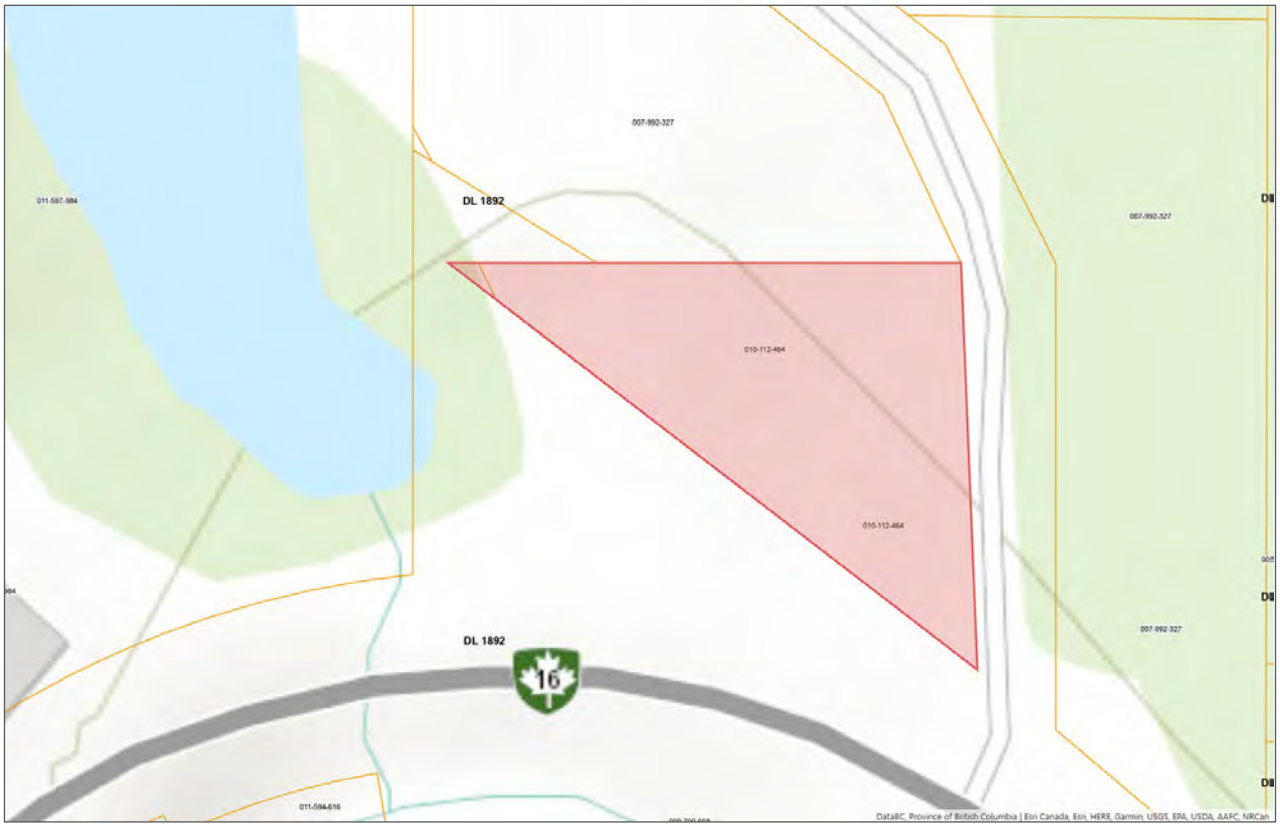

Seeley Lake Provincial Park
Boulder Creek Provincial Park
Skeena Crossing
Moricetown
Bulkley
Blunt Mtn. 2286m
Babine Mountains Provincial Park
Evelyn
Lake Kathlyn
Hudson Bay Mountain
Smithers
Driftwood Canyon Provincial Park
Call Lake Provincial Park
Tyhee Lake Provincial Park
Telkwa
Telkwa River
Eagle Peak 2093m
Barrett Lake
Knockholt
Houston
Perow
724
16
Topley
Babine Lake (Smithers Landing) Provincial Marine Park
Smithers Landing
Fulton River
Chapman Lake
Hagan Arm
Babine Lake
Granisle
Red Bluff Provincial Park
Fulton River Dam
Topley Provincial Park
Topley Landing
118
Babine Lake (Pendleton Bay) Prov. Marine Park
Takla Lake (Sandy Point) Marine Prov. Park
Natowite Lake
Leo Creek
Tochcha Lake
Tchentlo Lake
Kazchek Lake
Middle River
Middle River
Trembleur Lake
BULKLEY-
NECHAKO
Rubyrock Lake Provincial Park
Cunningham Lake
Ross Lake
Palling
Ethel F. Wilson Memorial Provincial Park
Pinkut Lake
Augier Lake
Sutherland
Tahapin Lake
Maxan Lake
Decker Lake
Decker Lake
16
Woyenne
Lake
Tintagel
Burns Lake Provincial Park
Tchesinkut Lake
Sheraton
35
Morice River
Buck Creek
Morice


Burns Lake
Tintagel
Sheraton
Tchesinkut Lake
Tchesinkut Lake
François Lake
Southbank
9.67 km
Image © 2026 Airbus
Image © 2026 CNES / Airbus
Google Earth


WOYENNE 27
BURNS LAKE 18
Burns Lake
1209 m
Image © 2026 Airbus
Image © 2026 CNES / Airbus
Google Earth


Yellowhead Hwy
89 m
Image © 2026 Airbus
Google Earth


DL 1892
DL 1892
HWY 16
Trans Canada Hwy
Kerr Rd
DataBC, Province of British Columbia | Esri, HERE, Garmin, NGA, USGS, NRCan


DL 1892
DL 1892
16
DataBC, Province of British Columbia | Esri Canada, Esri, HERE, Garmin, USGS, EPA, USDA, AAFC, NRCan

LANDQUEST
REALTY CORP.

Your Land. Your Legacy. Our Expertise.






www.landquest.com



Chase Westersund
Personal Real Estate Corporation
Western Land Group
chase@landquest.com
(778) 927-6634



Gary Marshall
Representative
gary@landquest.com
(250) 251-6100



Cole Westersund
Personal Real Estate Corporation
Western Land Group
cole@landquest.com
(604) 360-0793

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.