



**Income Generating Home on
8 Acres - Bella Coola, BC**



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Income Generating Home on 8 Acres

Bella Coola, BC

PROPERTY DETAILS

Listing Number:	25174
Price:	\$740,000
Taxes (2024):	\$6,501.90
Size:	8.09 acres
Zoning:	R1

DESCRIPTION

This stunning 3,893 sq. ft. home on 8.09 acres has been fully remodeled into four self-contained suites, offering a fantastic income-generating opportunity. Two suites are located on the upper level, and two are on the lower level, each thoughtfully designed with modern comforts while maintaining the home's character. The spacious interiors feature high ceilings, large windows that bring in natural light, and beautiful hardwood and pine flooring throughout. Each suite is fully equipped with stainless steel appliances, well-appointed kitchens, and stylish bathrooms. Electric heat provides efficient and consistent warmth, making each unit comfortable year-round. A shared laundry area adds convenience for tenants, while the expansive decks provide breathtaking views of the surrounding landscape.

Built with top-quality construction, this home showcases a blend of heritage charm and modern upgrades. The original wood details, decorative trim, and solid wood doors add character, while contemporary finishes ensure lasting durability.

The large 2,592 sq. ft. garage has two levels and provides ample covered parking while offering

potential for an additional rental unit, workshop, or studio space. There is also a RV parking space with septic, water and a paved porch. The property is being sold furnished, making it a turnkey opportunity for investors or those looking for a move-in-ready, multi-family home.

The surrounding land is a nature lover's dream, with old-growth coastal trees, fertile soil ideal for gardens or fruit trees, and a fully fenced area. A salmon-spawning creek meanders through the back of the property, enhancing the picturesque setting.

Currently leased, this property is a rare turnkey investment with established rental income. Whether you're looking for a revenue-generating property, a multi-family home, or a scenic retreat with additional development potential, this estate offers incredible value. Its combination of high-end construction, modern amenities, and heritage charm makes it a standout opportunity. With its peaceful and private location, yet easy access to nearby amenities, this is a rare chance to own a truly exceptional property.

LOCATION

877 Mackenzie Highway 20 - Bella Coola, BC

This stunning property is in a prime, central location just 6 km from downtown Bella Coola, 8 km to the government wharf and 10 km to Hagensborg. The home is less than 10 minutes from the airport with 1-hour daily flights to and from Vancouver on Pacific Coastal Airlines. It is also situated in a perfect location for guests arriving or leaving on the Discovery Coast Passage Ferry.



DIRECTIONS

From Williams Lake travel Highway 20 west for 477 km. This highway will take you over the Chilcotin Plateau, into Tweedsmuir Provincial Park and down “The Hill” dropping 1,400 metres into the scenic Bella Coola Valley. You then travel alongside the breathtaking Atnarko and Bella Coola Rivers, through the community of Hagensborg. Just a short 10 km further, you will find the beautiful home on the left side of the highway. Drive another 6 km and you enter the town of Bella Coola. The small community of Bella Coola is located where the beautiful Bella Coola River flows into the Pacific Ocean.

AREA DATA

The Bella Coola community is remote in nature and contains a population of approximately 2,000 people. The primary geographical structure of the community, both in terms of physical structures and population distribution is the long, narrow valley. The Chilcotin Highway 20 (stretches from the Government wharf (on the Pacific Ocean) through the extent of the populated portion of the valley, through Hagensborg and Firvale before climbing to the Chilcotin Plateau. The entire population of the community lives on either side of this road or very near to it.

Both Bella Coola and Hagensborg have essential services including retail outlets for groceries and hardware, gas stations and repair shops, Canada Post offices, gift shops, and places to purchase fishing/hunting licences. Banking can be done at the Williams Lake & District Credit Union in Bella Coola; ATMs are located at the Hagensborg Shop Easy, the Credit Union and the Bella Coola General Hospital. The Bella Coola General Hospital has a walk-in clinic and a pharmacy. Bella Coola/Hagensborg also offer an outdoor rink, an outdoor public pool, an organic market, a vet clinic, as well as numerous arts, gifts and coffee shops.

The Nuxalk Nation is the Indigenous community in Bella Coola, with deep cultural roots in the region. Their traditional territory spans forests, rivers, and ocean waters, supporting a way of life centered on fishing, hunting, and artistry. The Nuxalk people actively preserve their language, traditions, and governance while engaging in local economic and conservation efforts. Bella Coola, at the heart of their territory, offers a gateway to the Great Bear Rainforest and a glimpse into their rich heritage.

VEGETATION

The treed portion of the property features a lush coastal forest with a mix of mature evergreens including cedar and spruce. The ground cover consists of ferns, shrubs, and fallen branches, creating a natural and untouched setting along the clear, gently flowing creek. The cleared half of the property is open and grassy, offering a maintained lawn area that provides space for recreation or future development. This mix of forest and open land creates a diverse and scenic landscape.

RECREATION

In the Bella Coola Valley, you will find an abundance of fresh water, fresh air, wildlife and outdoor recreation. During the winter months, you can enjoy cross-country skiing, snow machining, snowboarding or skiing on the local hill in Tweedsmuir Park, skating at the outdoor rink or

taking part in the weekly volleyball and basketball games. Summers are filled with hiking the many trails, kayaking or fishing in the rivers or ocean, horse riding, biking, rock climbing or just taking a dip in the refreshing pools along the river. There is something here for every outdoor enthusiast.

Belarko Bear viewing has also been created by BC Parks. The station is located at a prime grizzly feeding spot on the Atnarko River. The station is open and staffed from mid-August to mid-October, when bears are active along the river banks. The Great Bear Rainforest on the central coast of British Columbia is a world-renowned wilderness eco-tour destination. It is one of the world's few remaining old-growth temperate rainforests. It is also the home of coastal wolves, black bears, grizzlies and the unique Kermode "Spirit Bear."

In recent years, the mountainous terrain around (and accessible from) the Bella Coola Valley has become a publicized destination for Heli-skiing, with a number of skiing movies filmed in the area, and local companies advertising access to 1.5 million acres (6,100 km²) of terrain.

Bella Coola offers a well-known music festival on the third weekend of July, as well as a rodeo on July long weekend and a Fall Fair in September.

MAP REFERENCE

52°21'46.95"N and 126°41'12.12"W

INVESTMENT FEATURES

This property is a turnkey investment with built-in income and room for growth, making it an ideal opportunity for investors seeking stability and long-term returns.

- Reliable Income Stream - the entire building is leased to the hospital, ensuring stable and predictable rental income.
- Multiple Rental Units - four existing rental units provide a steady revenue source.



- Expansion Potential - the second floor of the shop/carport is well-suited for conversion into an additional rental unit, increasing future earnings.
- Minimal Management Required - a single lease agreement with the hospital simplifies property management.
- High Tenant Demand - the hospital's ongoing need for staff accommodations ensures strong rental demand.
- Strategic Location - proximity to the hospital makes the property highly desirable for tenants and ensures continued occupancy.

SERVICES

- BC Hydro
- Hagensborg Community Water
- 2 septic tanks - serviced in 2024
- Fiber optics Internet
- Cell service
- Electric heat
- RV parking with septic and water

LEGAL

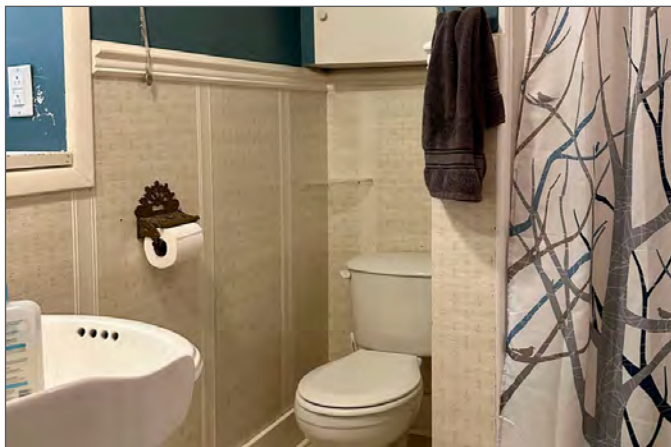
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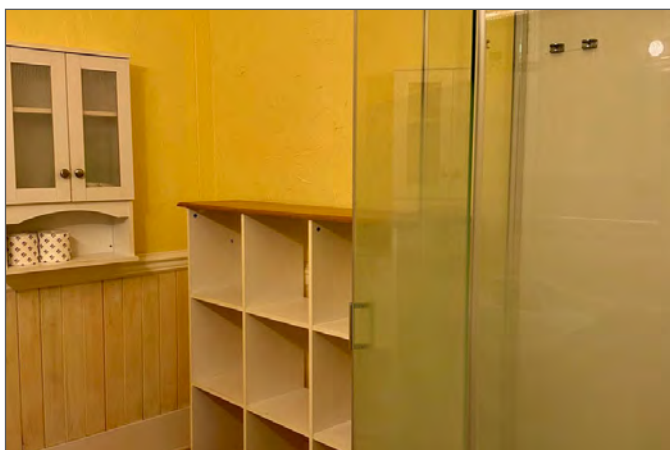
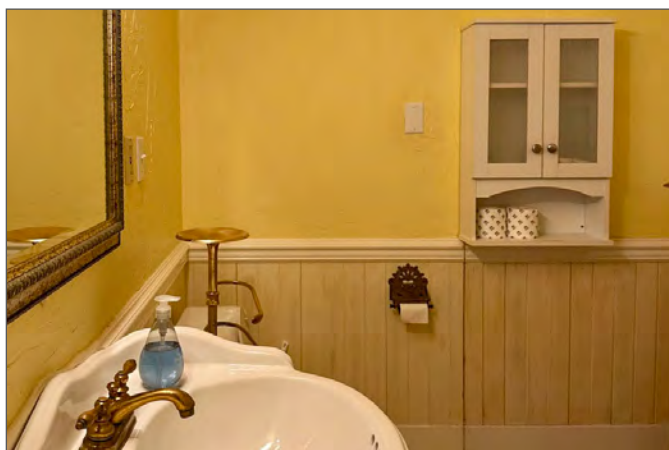


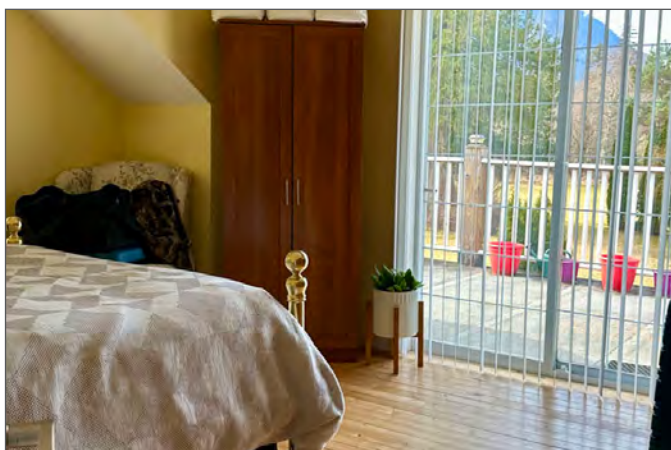
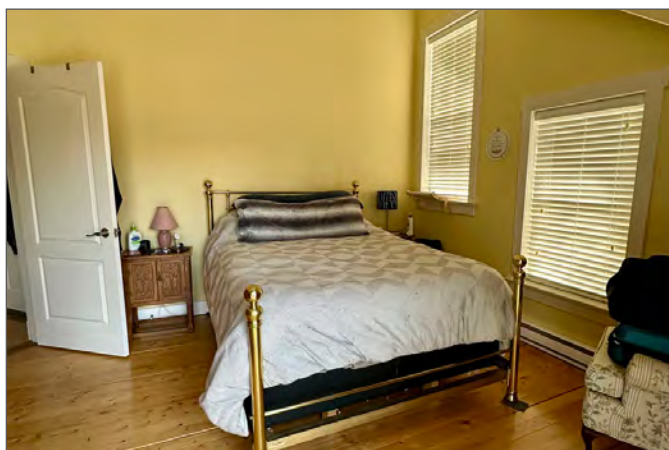
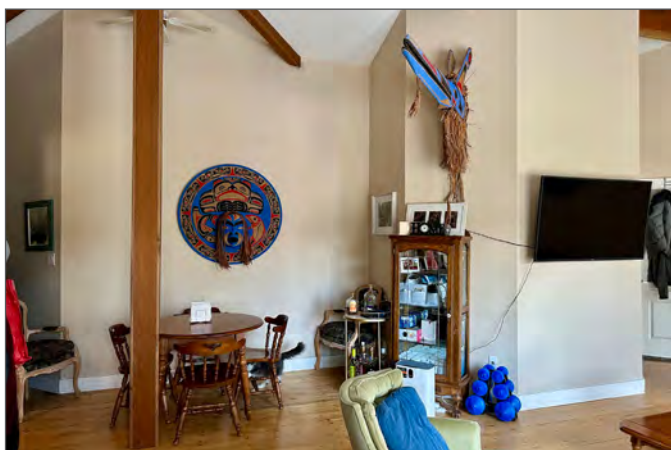






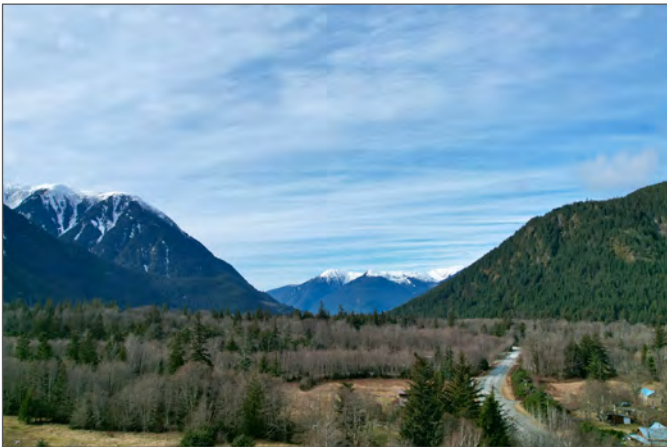


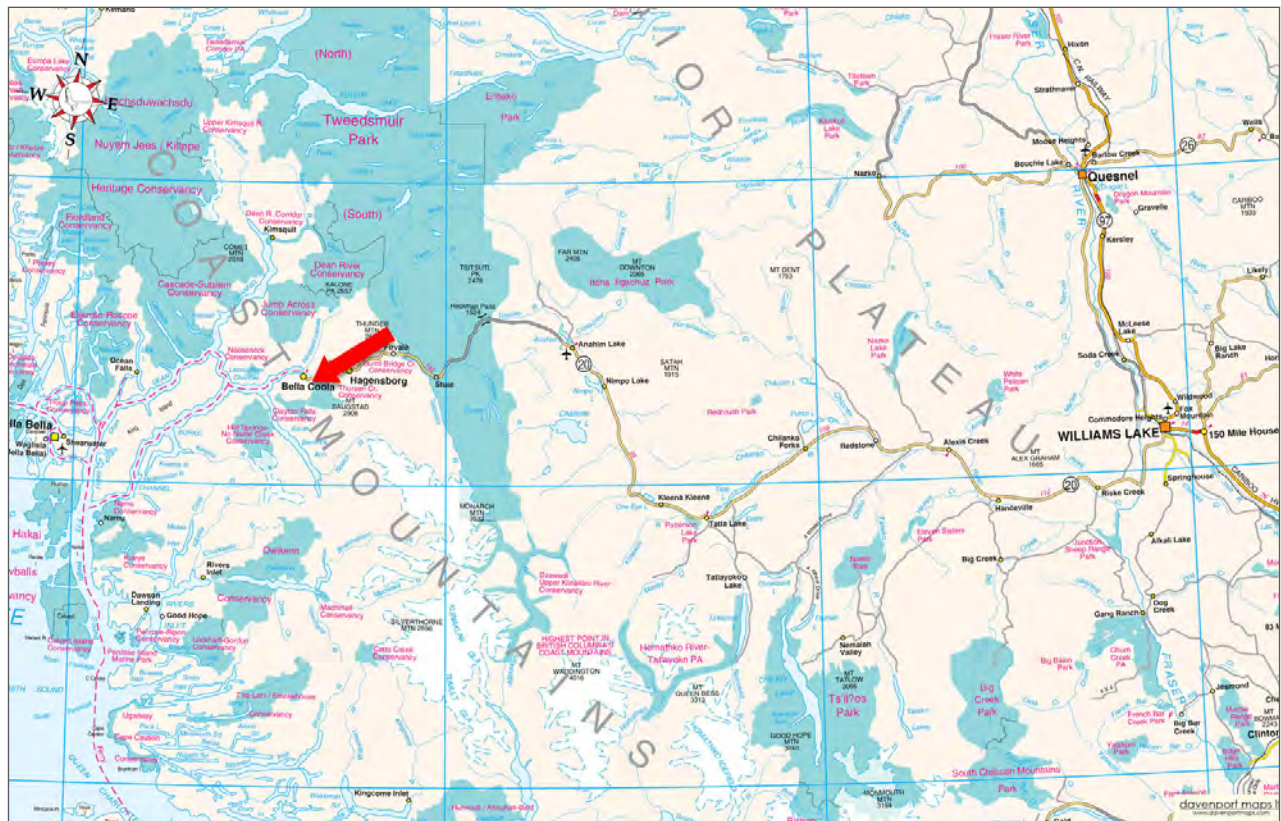


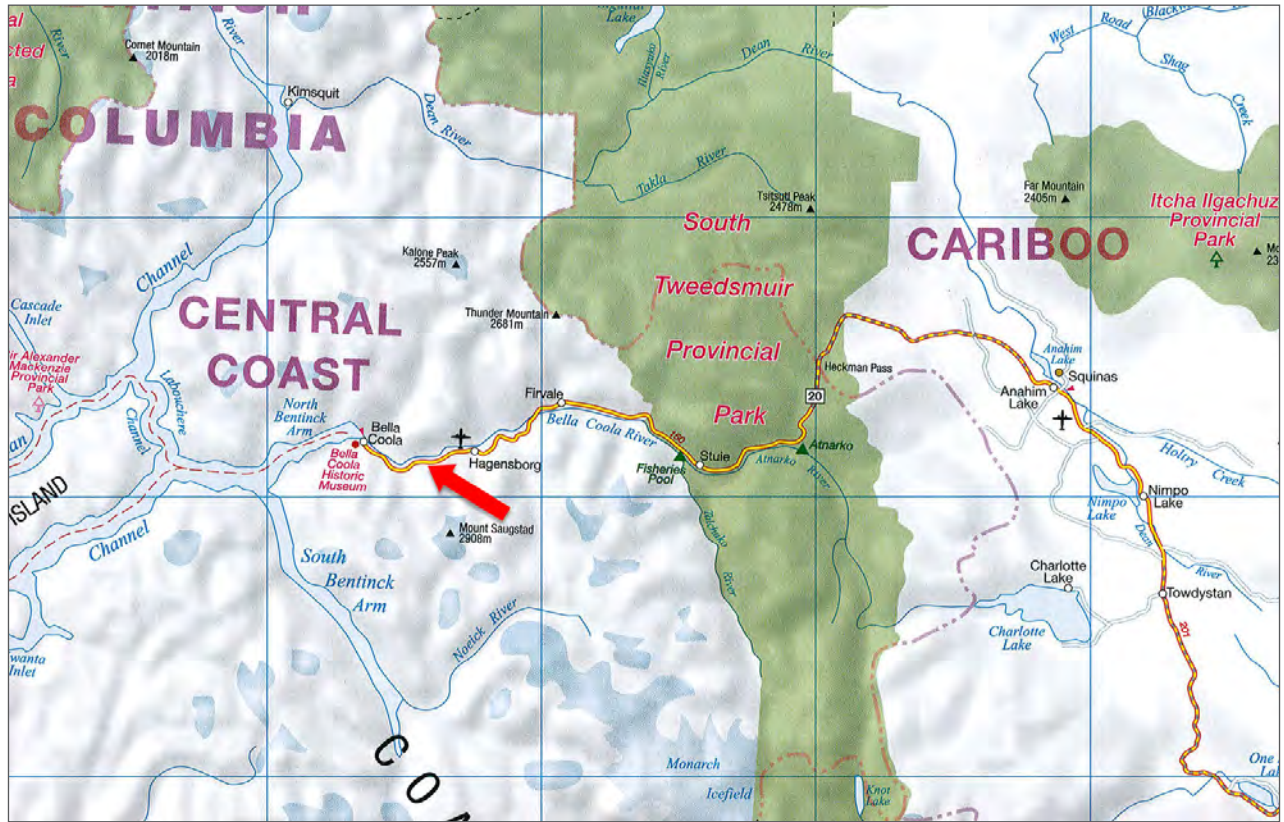




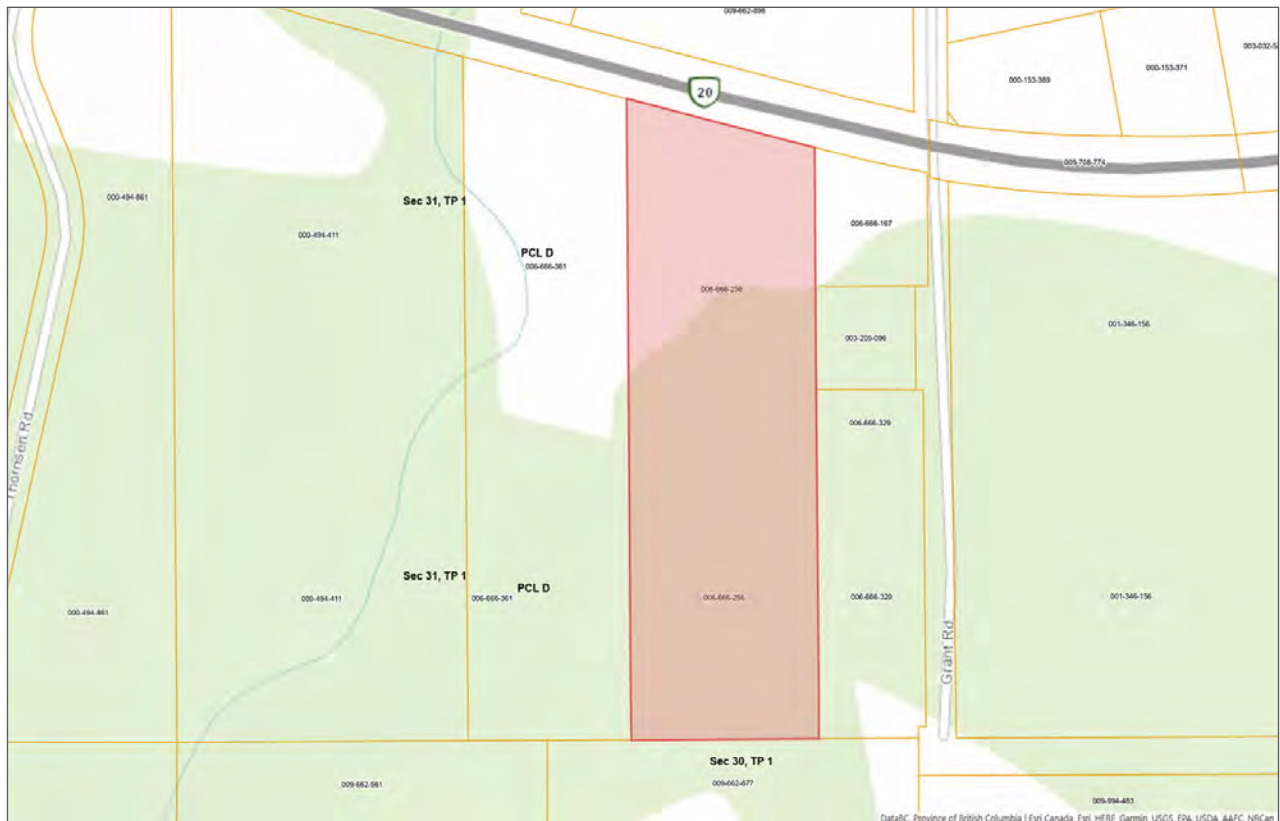
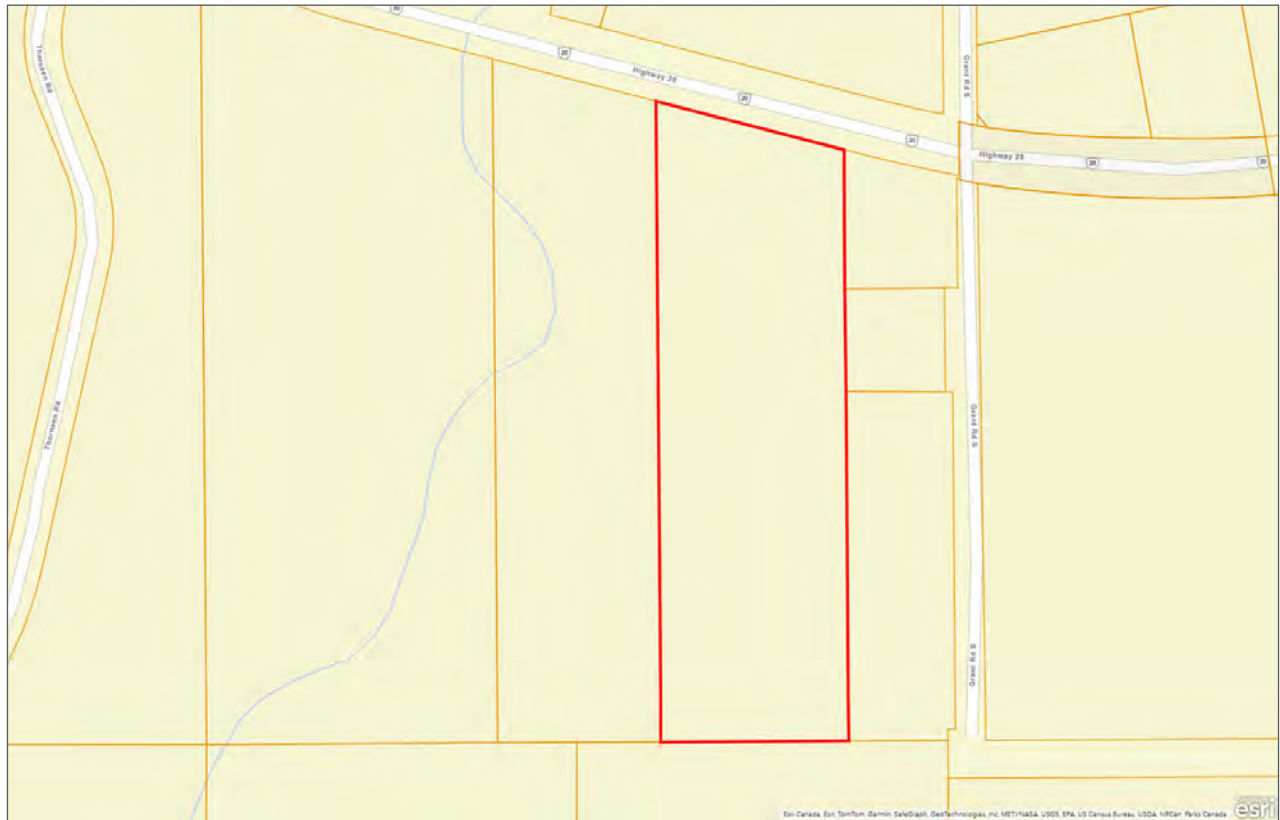














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