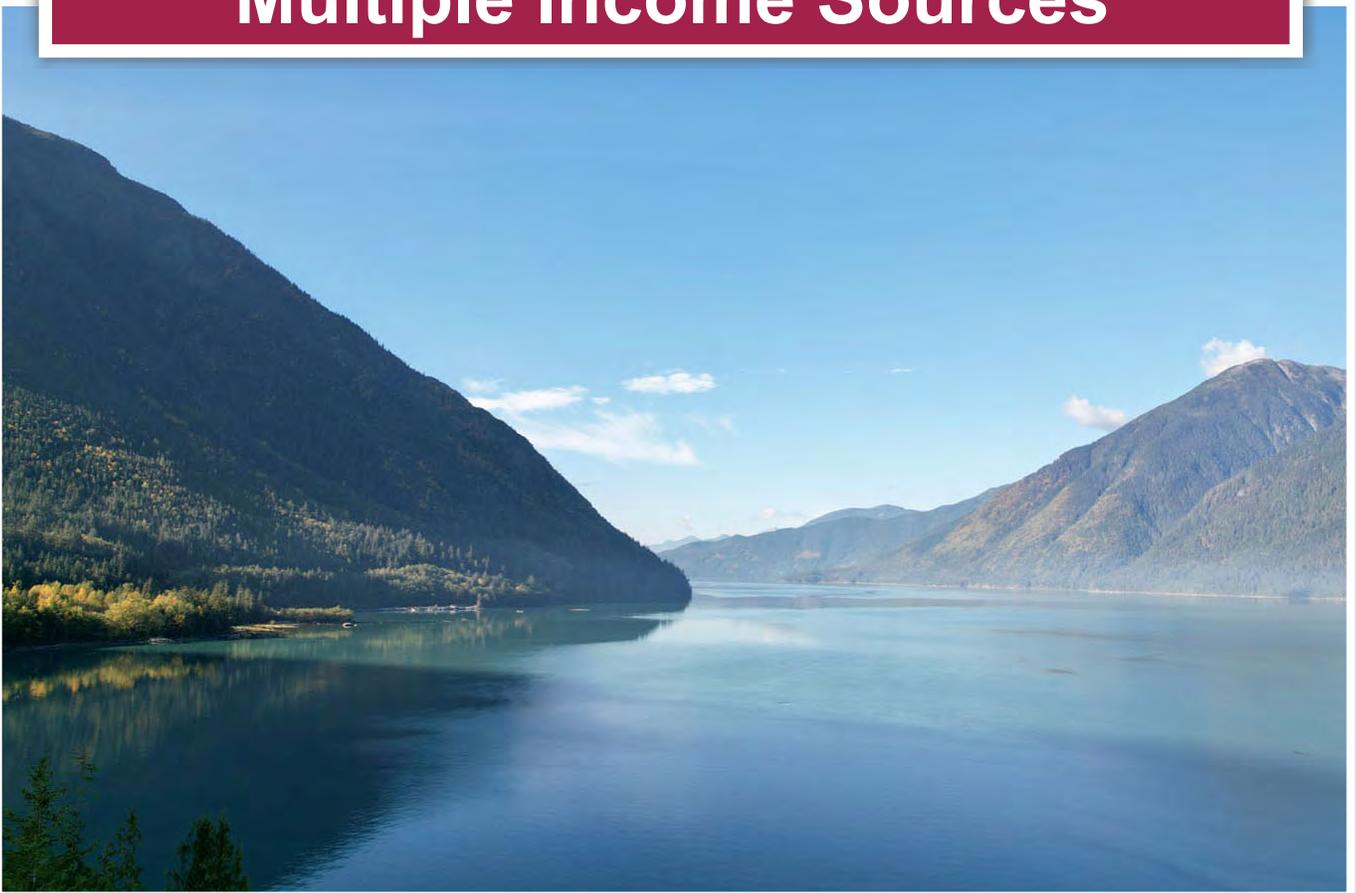




**Large Oceanfront Acreage with
Multiple Income Sources**

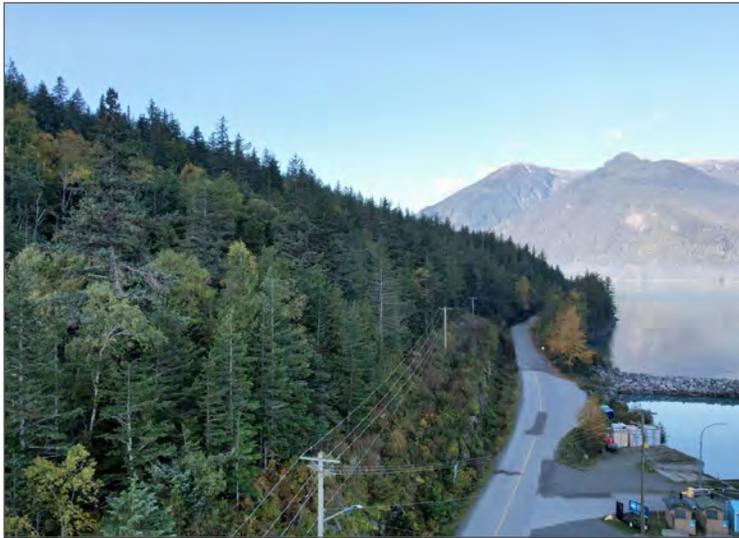


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Large Oceanfront Acreage with Multiple Income Sources - Bella Coola, BC

PROPERTY DETAILS

Listing Number:	23206
Price:	\$880,000
Taxes (2023):	\$5,304.97
Zoning:	R1 - Large Holdings

SIZE

83.5 acres ~ 2 titles

- 8.2 acres - oceanfront
- 75.3 acres - southeast of road with rock quarry

DESCRIPTION

This 83.23-acre property in Bella Coola is an excellent opportunity with a multitude of potential uses. The subject property is comprised of two titles and is situated starting at the ferry terminal extending along both sides of Clayton Forest Service Road. The property offers excellent road access, making it suitable for various endeavours. It features a lush forest, is gently sloping with some level sections and boasts exceptional ocean views. It is the ideal spot for an oceanfront family home with plenty of room for a second dwelling or business. Additionally, it presents an income potential through an existing lease with Columbia Fuels as well as a rock quarry. The deep-sea port potential further enhances its value, providing possibilities for commercial ventures. This versatile property could also serve as a prime location for a tourism destination, capitalizing on its natural beauty and accessibility.

For more information contact the Listing REALTOR®.

LOCATION

This property is directly across from the ferry terminal and government wharf. It is also just 20 minutes to the airport and surrounded by tourism potential.

DIRECTIONS

Bella Coola can be accessed by road traveling west 477 km from Williams Lake. This scenic drive will take you across the Chilcotin Plateau, through Tweedsmuir Park and down “the hill” into the stunning Bella Coola Valley. You then travel alongside the Atnarko and Bella Coola Rivers into the communities of Hagensborg and Bella Coola, ending at the government wharf.

This property is on the south side of the highway starting at the government wharf at the end of the highway, and continuing along the road on both sides for 1.2 km.

Bella Coola can also be accessed by boat or by the scenic Discovery Coast Ferries as well. Pacific Coast also makes daily 1-hour scheduled flights to and from Vancouver. Either way you get here, it is sure to be a beautiful and scenic adventure.

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.

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.

This property is a prime location for a tourism destination and is in the perfect location for ocean kayaking, paddle boarding, sport fishing, hot spring trips or overnight excursions. Sport fisherman will find world class fishing for the five wild pacific salmon species, halibut, cod, crab or prawns all nearby.

A short boat ride away you will find Eucott hot springs tucked away in a hidden bay. Drop your crab pots while you enjoy the outstanding views from the large hot tub. While you are soaking, you may also observe numerous bears foraging on the coastal grasses. The historic town of Ocean Falls, jump across creek and the famous Mackenzie Rock and Cascade Inlet are also perfect day excursions from this property.

HISTORY

Bella Coola and surrounding area are the traditional territory of the Nuxalk Nation.

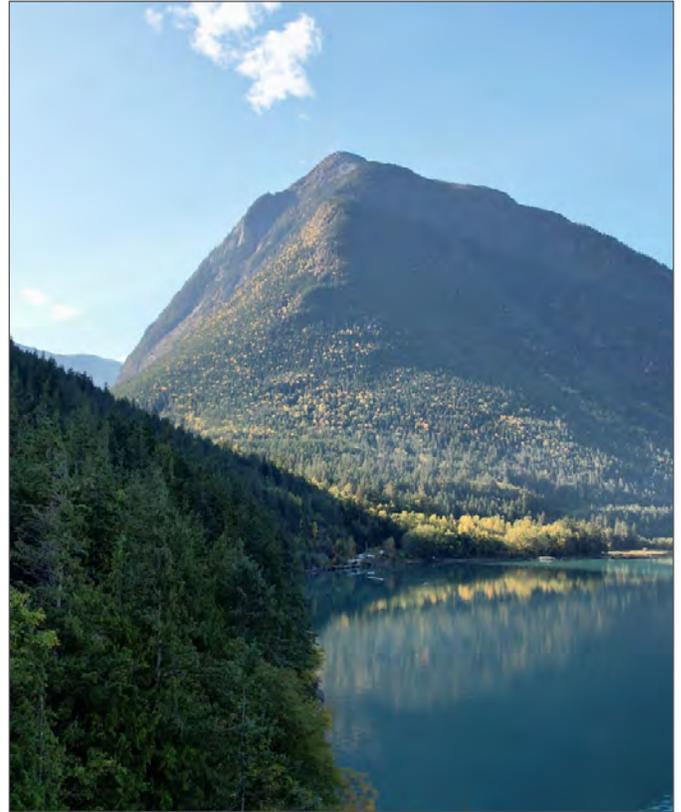
For more information on the History of the Nuxalk First Nations and the Bella Coola Valley visit the Bella Coola website, www.bellacoola.ca.

MAP REFERENCE

52°22'26.97"N and 126°48'3.26"W

SERVICES

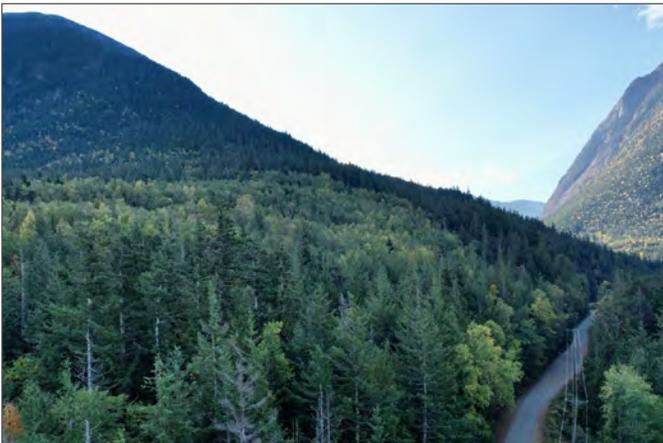
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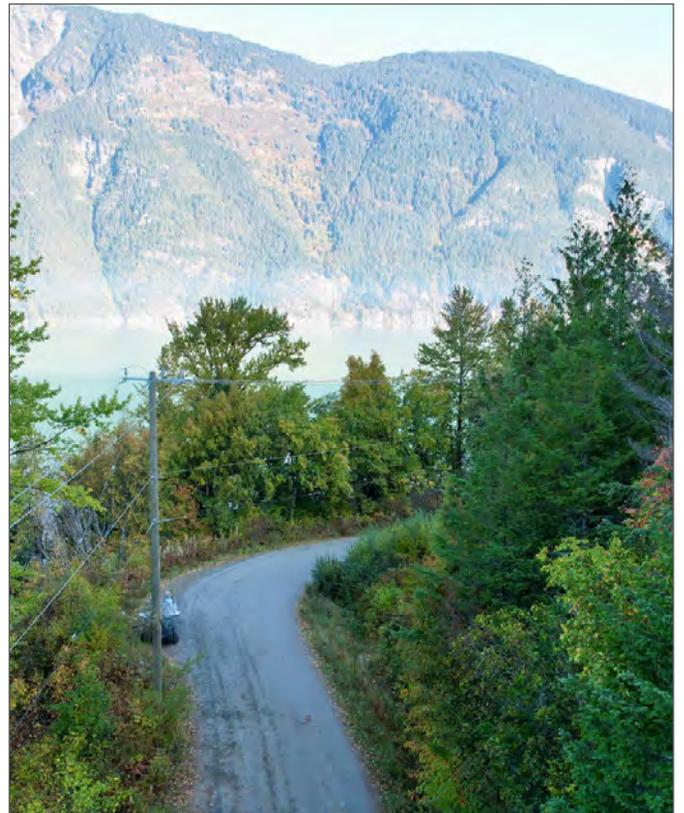


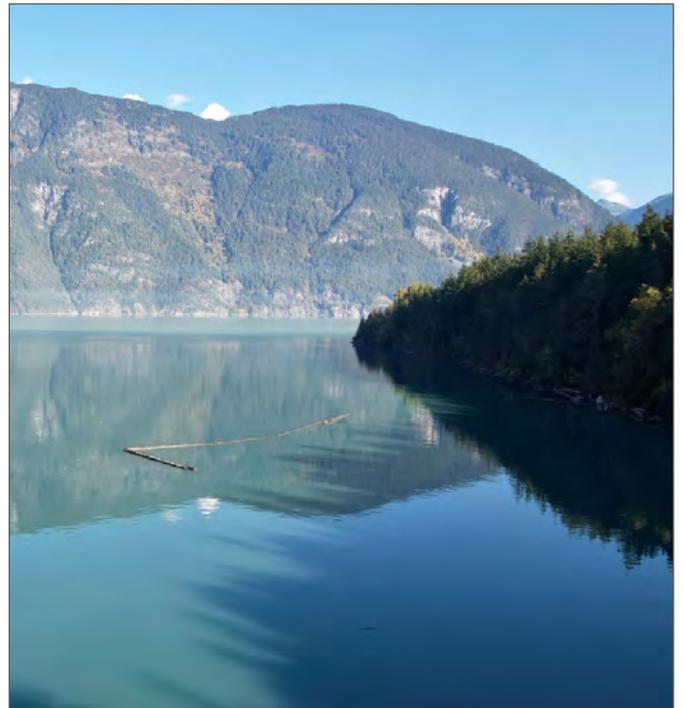
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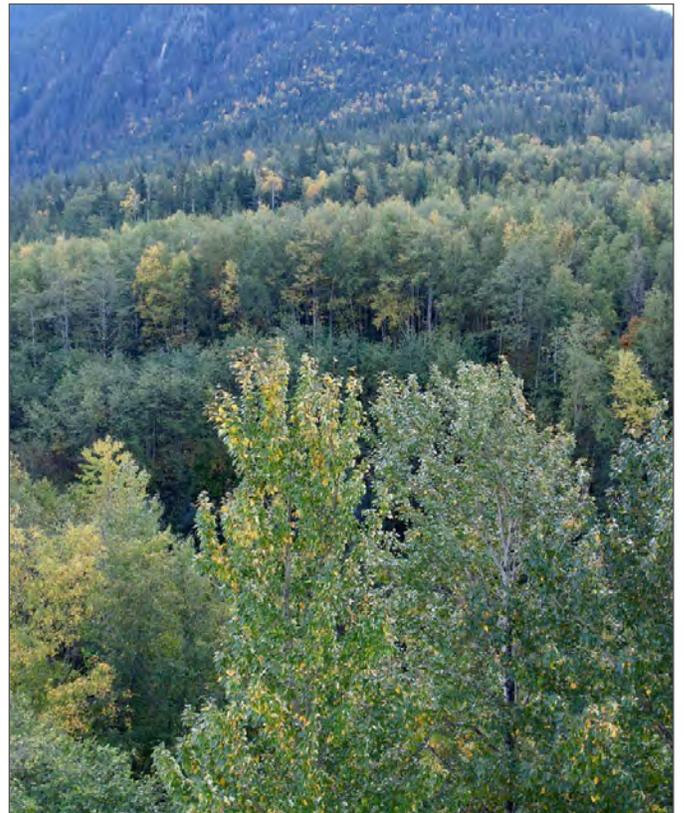
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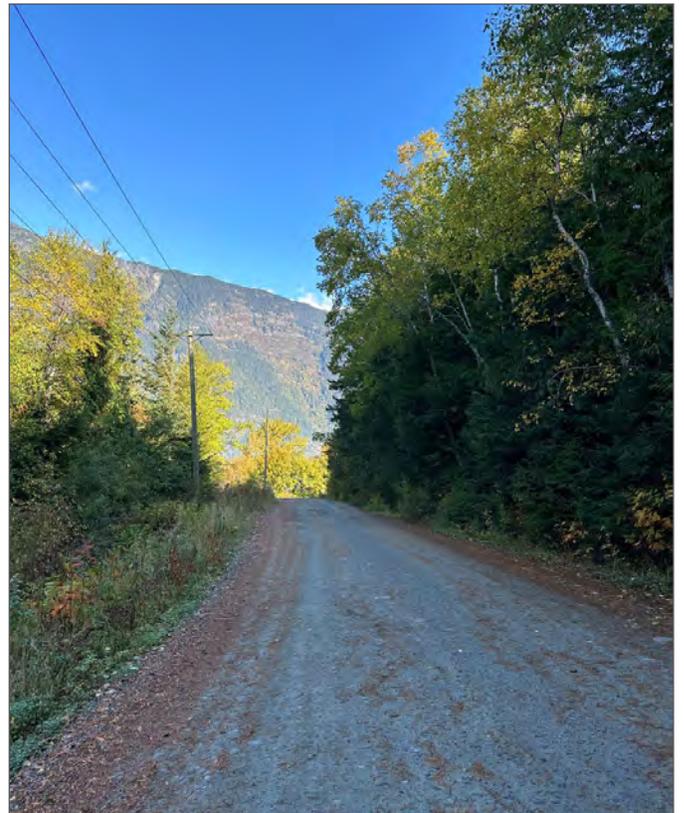
THAT PART OF DISTRICT LOT 4, RANGE 3, COAST DISTRICT, LYING TO THE NORTH OF A BOUNDARY BEARING DUE WEST FROM THE SOUTH WEST CORNER OF DISTRICT LOT 33, RANGE 3, COAST DISTRICT, EXCEPT THAT PART IN PLAN 21292
PID 000-187-151

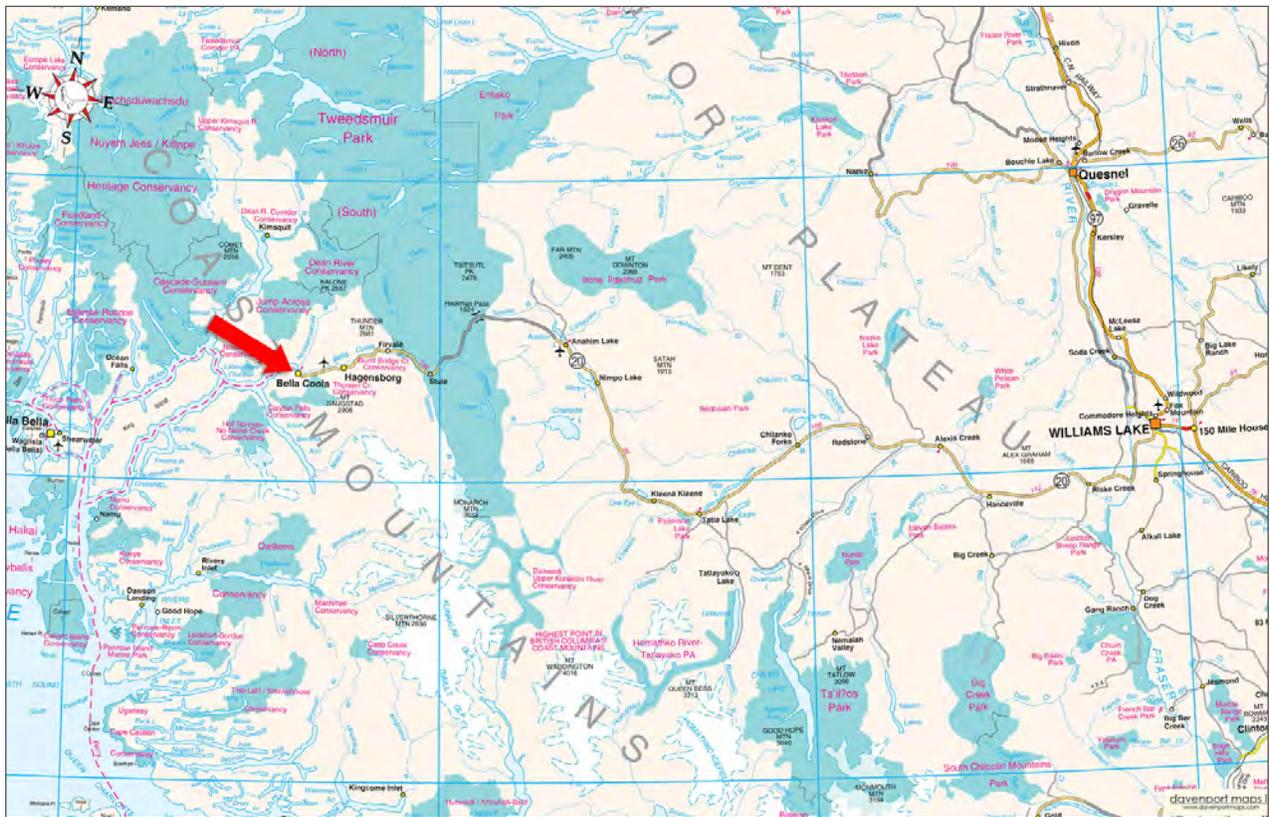
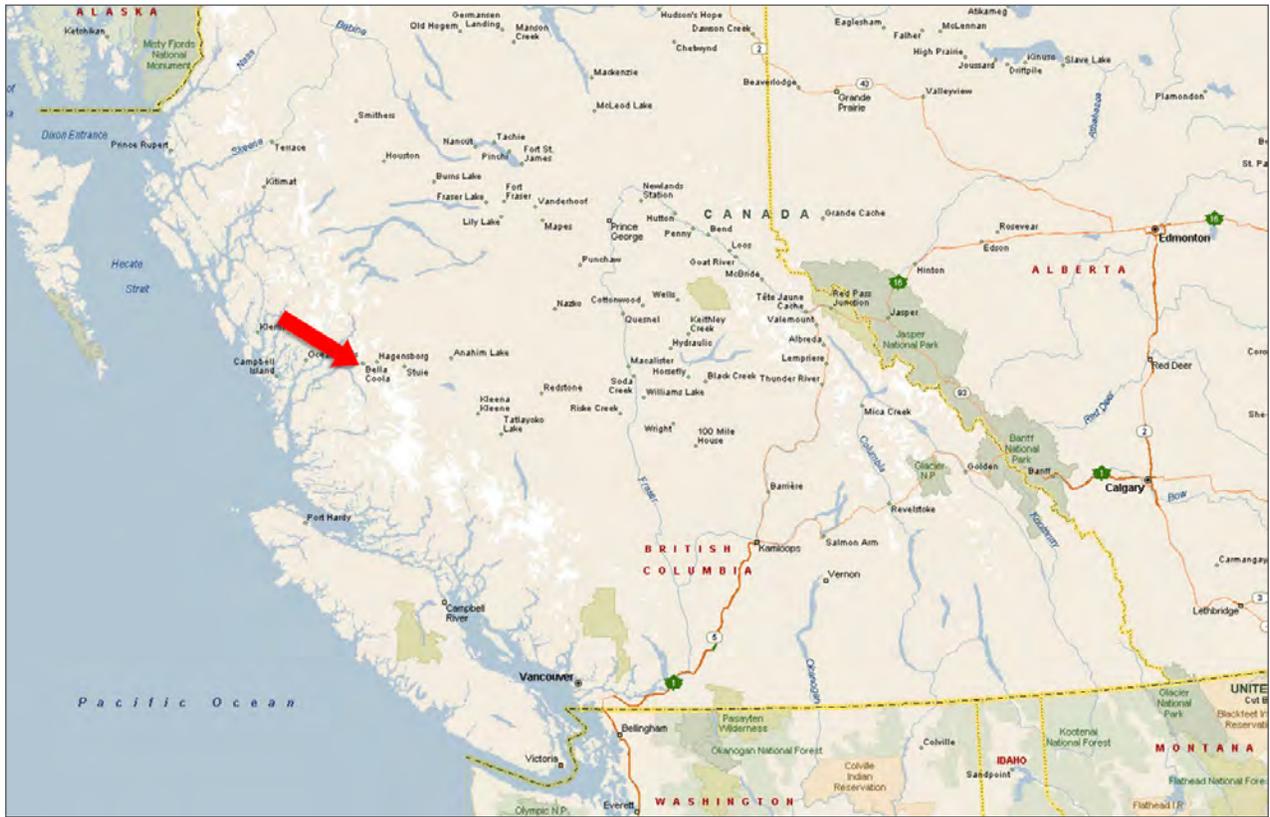




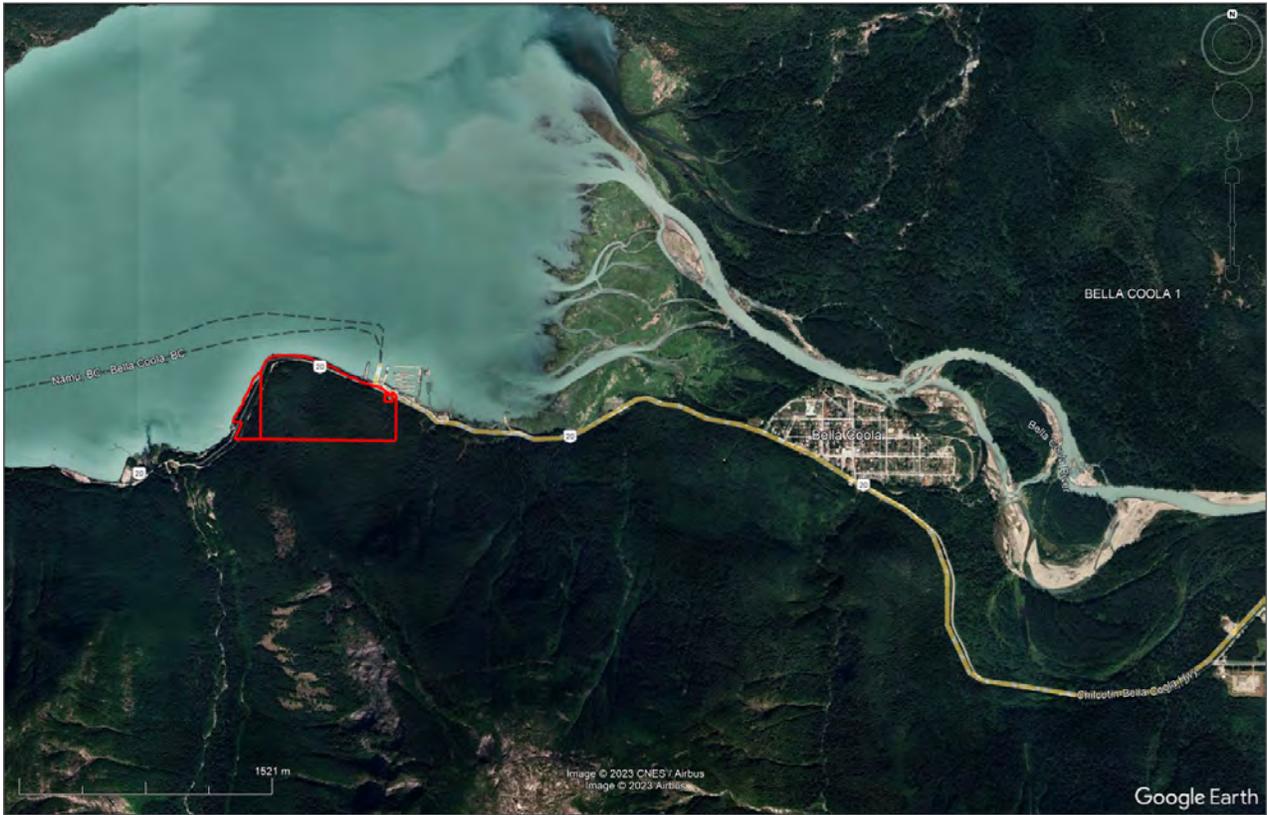
















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