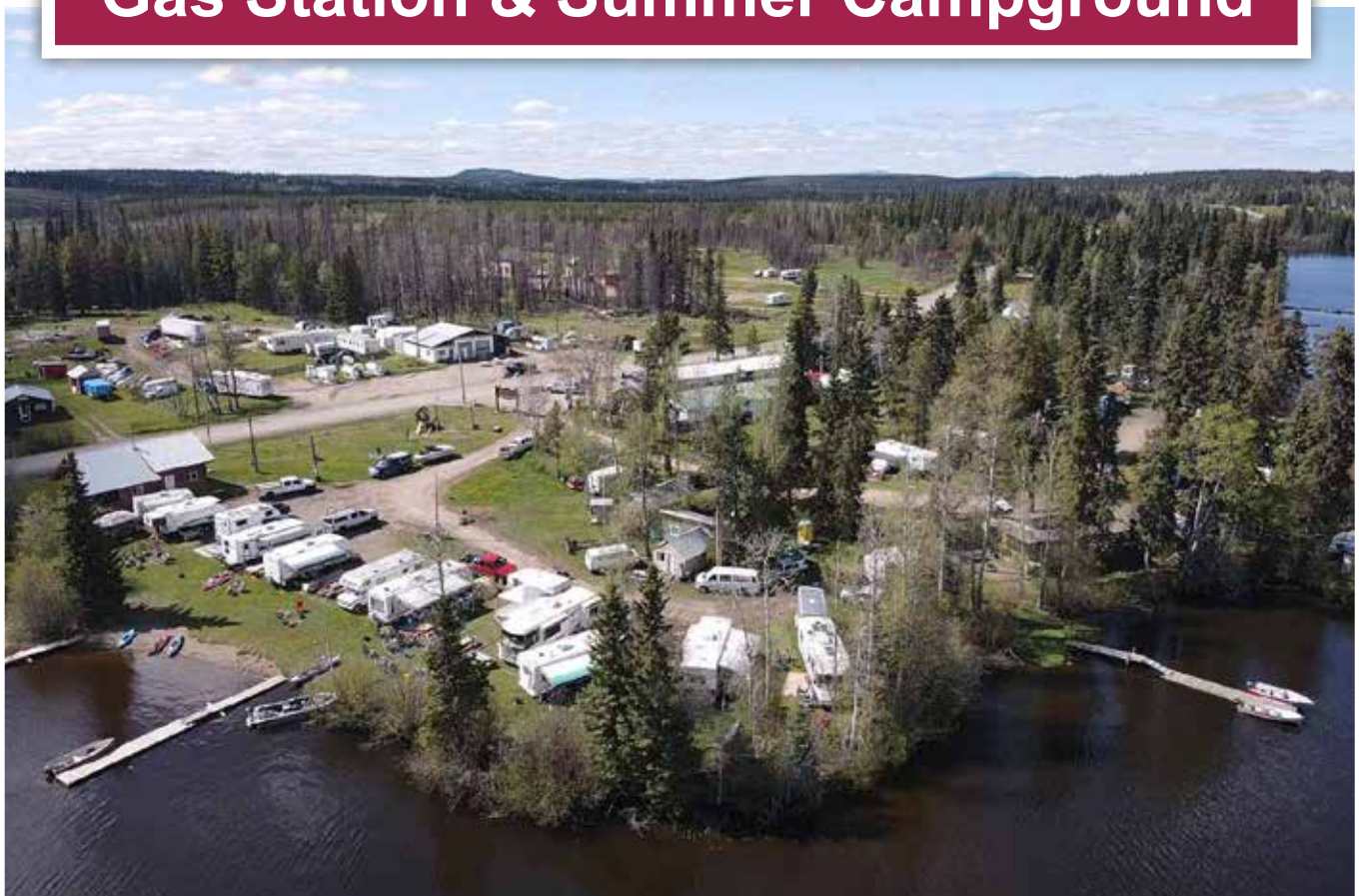




Takysie Lake Store, Restaurant, Gas Station & Summer Campground



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Takysie Lake Store, Restaurant, Gas Station & Summer Campground - Rural Burns Lake, BC

PROPERTY DETAILS

Listing Number:	22007
Price:	\$699,000
Taxes (2021):	\$2,105.04
Size:	9.38 acres ~ 2 titles
Zoning:	No zoning.

DESCRIPTION

This fully functioning campground business and store with significant income sits right on the shores of beautiful Takysie Lake in Northern BC. This fully stocked general store boasts a large and varied inventory to supply a large local community along with an influx of visitors and tourists in the summer season as well as a large commercial clientele as well. Fishing bait and tackle, gifts and souvenirs, fuel and propane, hunting and fishing licenses, liquor, RV supplies, auto supplies, fireworks and general grocery and convenience store items are available. At the back of the store is a self-contained separate residence with 3 bedrooms, 1 bath, very large storage for business purposes, large living room, hot tub, great view of lake. The cozy restaurant seats up to 65, country kitchen, a screened in patio with beautiful view onto the lake invite you to order one of the delicious home cooked meals. The full service campground offers 30+ RV full hookup sites, Sani-dump station, and six summer rental cabins. All of them have running water and electricity. The campground is fully equipped with laundromat, washrooms, shower house with heated floors, and toilets. This is a great

opportunity to purchase a very well established lakefront resort, store and gas station. The sale also includes the foreshore licence attached to the property . . . bonus.

This fully functioning campground business sits right on the shores of beautiful Takysie Lake in Northern BC. Great access along Highway 35. The property has a main lodge and 6 summer cabins. Cabin 1 is the newest build and is situated lakeside just below the store. It has a full kitchen, 3-piece bath, living room with satellite TV, in-floor heating and a woodstove, 2 enclosed bedrooms downstairs and a large split upper loft with 2 doubles and 5 singles. There is a spacious deck with steps that lead out to the lawn, lake and your own private fire pit for starry nights.

It must be noted that Inventory is not included in the purchase price but can be purchased separately if desired.

The resort has 6 summer cabins, all distinctly different in design and capacity, but all are either lakeside or have a spectacular view. All cabins have cooking facilities, basic equipped kitchens, refrigerators, picnic tables, fire pits, and cold running water. All summer cabins require that you bring your own bedding. A fully equipped washroom complex compliment the grounds for your use. The summer cabins have some or all of the following:

- Bedrooms (not necessarily enclosed)
- Living area
- Kitchens
- Electricity
- Cold running water



- Propane cook stoves or cooktops
- Woodstoves
- Large screened-in porch
- Open deck and private picnic areas

The name 'Takysie' means 'lake of many fishes.' The abundance of rainbow trout in Takysie Lake will excite everyone—even the non-fisherman. Watch as each day the fish rise and leap from the water for their daily meal. Takysie Lake supports an excellent population of wild BC rainbow trout. The lake is ideal for fly fishing and conventional trolling methods using spinning gear, flatfish, and small spoons.

This is where you want to relax . . . listen to the call of the loons and watch the ospreys soar overhead. Tour the lake in your boat to view an eagle's nest or catch your own next meal. This lakeside resort is secluded with a peaceful tranquility that's difficult to find. They've got it all—full suites, lakeside cabins, full lodges, RV/tentsites, Sani-dump station, guest docks, boat launch, as well as docking for floatplanes.

LOCATION

37530 Eakin Settlement Road - Burns Lake, BC

Takysie Lake, BC lies approximately 50 km (31 miles) south of the town of Burns Lake. Turn south off Yellowhead Highway 16 onto Highway 35. Travel to the community of Francois Lake. From here, you will take the free 15-minute ferry ride (Francois Forrester) crossing Francois Lake to the community of Southbank. Takysie Lake is located approximately 20 km (12.4 miles) south of Southbank on Highway 35.

DIRECTIONS

See mapping section of this listing for detailed location.

Takysie Lake, BC lies approximately 50 km (31 miles) south of the town of Burns Lake. Turn south off Yellowhead Highway 16 onto Highway 35. Travel to the community of Francois Lake. From here, you will take the free 15-minute ferry ride (Francois Forrester) crossing Francois Lake to the community of Southbank. Takysie Lake is

located approximately 20 km (12.4 miles) south of Southbank on Highway 35.

AREA DATA

Takysie Lake Information

- Size: 514 ha (1,269.6 ac)
- Mean Depth: 6.4 m (21 ft)
- Game Fish: Rainbow trout
- Angler Usage: Low to moderate
- Ice Over: November to mid-April

Burns Lake is a rural village in the North-Central Interior of British Columbia, incorporated in 1923. The village has a population of 2,029 according to the 2011 Census.

The village is renowned for its rich First Nations heritage and for its extensive network of mountain biking trails, which have received international acclaim by becoming Canada's first IMBA Ride Centre. In winter, cross-country skiing trails and snowmobile wilderness trails are created. Burns Lake is located in the midst of a large networks of lakes called the Lakes District, with fishing and hunting year-round, and water activities in the summer months.

There are two First Nations reserves that are part of the town, and another four nearby, making it one of the few communities in the province that have almost equal populations of persons of native or European descent. Local nations include Wet'suwet'en First Nation, Lake Babine Nation, Cheslatta Band, Ts'il Kaz Koh First Nation, Skin Tyee band and Nee Tahi Buhn band.

The town serves as a hub for the local logging, saw-milling, mining and tourist industries. It also serves as the main commercial centre for the surrounding area including Francois Lake, Colleymount, Grassy Plains, Rose Lake, Topley and Granisle. There are three pubs, many cafés and restaurants a selection of stores and services, numerous hotels

and motels, a library and a hospital. It is also the location of the head offices of the Regional District of Bulkley-Nechako.

RECREATION

Takysie Lake

There are plenty of activities to keep your family and friends active at Takysie Lake Resort. These include volleyball, badminton, playfield, and a swinging and slide area for the kids. Play bocce ball or croquet on the grounds, hold a horseshoe tournament, take a bicycling tour, hike down the lake, rent a canoe or motorboat and go fishing or photographing. Takysie Lake Resort also has a large party barge complete with a porta-potty and covered picnic table on it.

The abundance of rainbow trout in Takysie Lake will excite everyone—even the non-fisherman. Watch as each day the fish rise and leap from the water for their daily meal. Takysie Lake supports an excellent population of wild BC rainbow trout up to 2+ lbs. The lake is ideal for fly fishing and conventional trolling methods using spinning gear, flatfish, and small spoons.

In the fall and wintertime, activities change a bit. With September and October, the hunting season starts. As the leaves change and the landscape quiets, it is that time where man once again tries to outsmart the wildlife. Once hunting season has ended, the lake begins to freeze and soon the sports of ice fishing, snowmobiling, cross-country skiing, hockey, and skating take over.

Burns Lake

In 2014 The Village of Burns Lake completed work on the Lakeside Multiplex and renovations to the Tom Forsyth Memorial Arena. This facility includes a hockey rink, curling rink, rock climbing gym, a squash/racquetball court, a fitness facility and multi-use rooms. The facility is located on Spirit

Square, a large outdoor park with a playground, a beach, a walking path, outdoor fitness equipment, two tennis courts and a skateboard park.

The 1.9 kilometre Opal Bed Trail leads to an active rock hounding destination, where users can look for precious minerals.

Burns Lake is considered to be the gateway to Tweedsmuir North Provincial Park and Protected Area. The North Park is a wilderness area with no services or supplies; it cannot be accessed by road. Fly-in tours for sightseeing, hunting and fishing are offered by local outfitters.

HISTORY

The name 'Takysie' means 'lake of many fishes.' Takysie Lake is approximately 23 km south of Burns Lake. Burns Lake's first inhabitants were the Carrier First Nations communities that spanned much of the Lakes District and beyond.

Burns Lake itself began as a small rest stop for travellers on their way to the Yukon Gold Rush. Many of these travellers spotted opportunity in the rich forestry, fur, and mining opportunities in Burns Lake and the surrounding area.

Burns Lake acquired its name after Michael Byrnes, who was an explorer for the Collins Overland Telegraph scheme. Byrnes passed Burns Lake in about 1866 while surveying a route from Fort Fraser to Hagwilget. Recent research indicates that Byrnes was also a miner during the Cariboo Gold Rush and had staked a claim on William's Creek earlier, in 1861. On the 1866 trail map of the area, the name 'Byrnes' Lake appears; after 1876 however, the maps indicate it as Burns Lake.

MAP REFERENCE

53°53'20.89"N and 125°52'13.29"W

SERVICES

- 30+ RV hook ups with power, sewer and water
- Septic (lagoon)
- Drilled Well
- Power
- Telephone
- Internet

IMPROVEMENTS

Fully stocked general store boasts a large and varied inventory to supply a large local community along with an influx of visitors and tourists in the summer season as well as a large commercial clientele.

Self-contained suite. At the back of the store is a self-contained separate residence with 3 bedrooms, 1 bath, and very large storage for business purposes, large living room, hot tub, and great view of lake.

Cozy restaurant seats up to 65, country kitchen, a screened in patio with beautiful view onto the lake invite you to order one of the delicious home cooked meals.

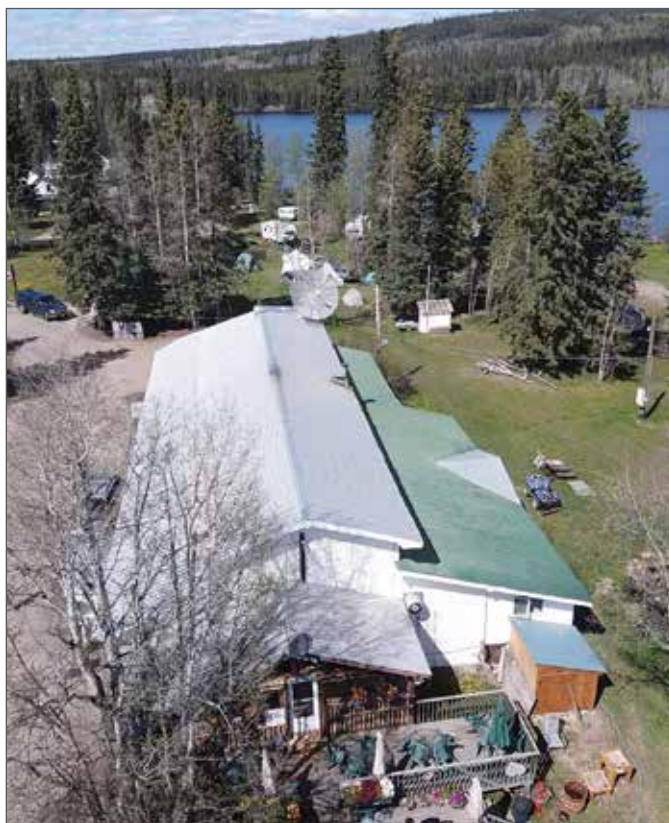
Full service campground offers 30+ RV full hookup sites, and Sani-dump station.

6 summer rental cabins.

LEGAL

LOT 4 DISTRICT LOT 1660 RANGE 4 COAST
DISTRICT PLAN 4048 EXCEPT PLANS 4752
7826 8374 AND 8669
PID 011-688-394

LOT 3 DISTRICT LOT 1660 RANGE 4 COAST
DISTRICT PLAN 4048 EXCEPT PLAN 4752
PID 011-688-378







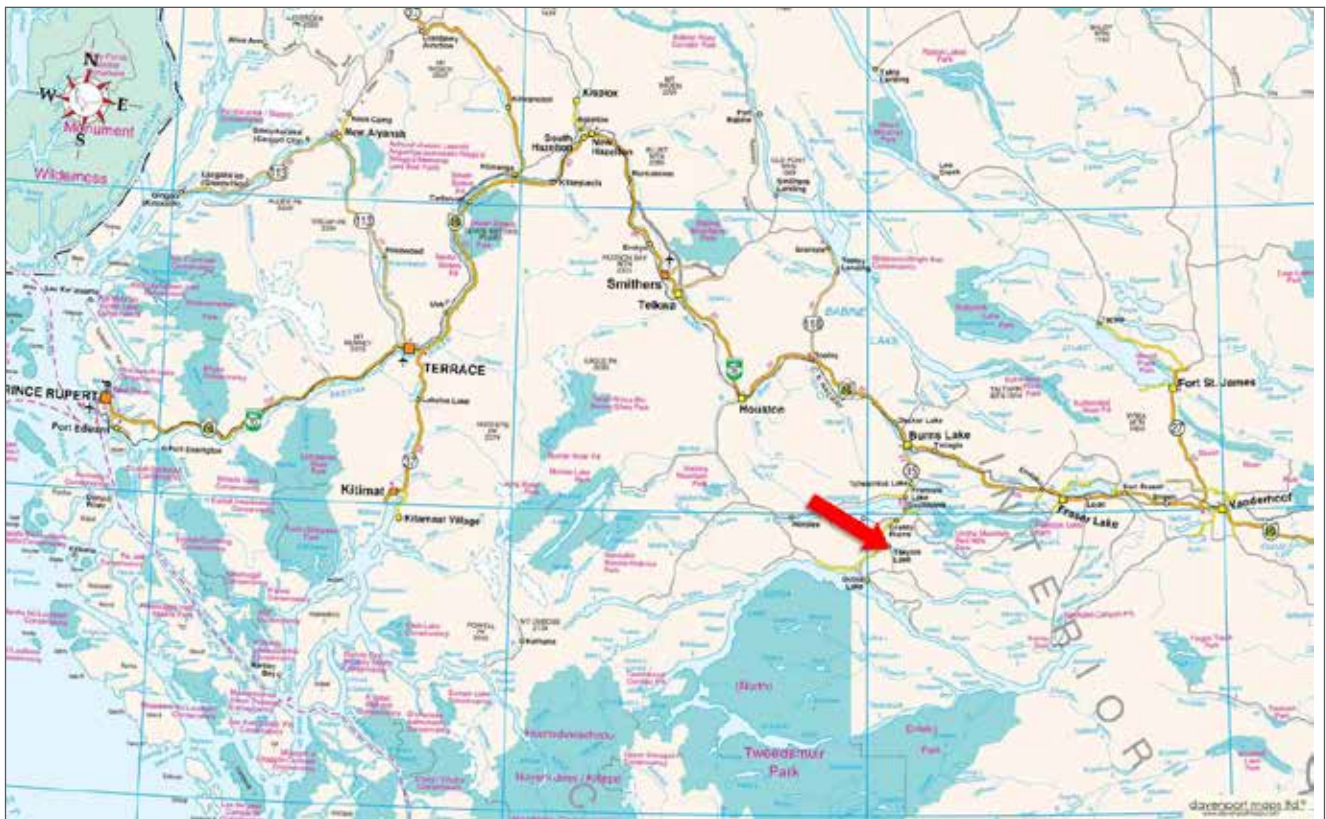


















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