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Tourism Commercial Lakefront Lots and Cabins



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Tourism Commercial Lakefront Lots and Cabins

Charlotte Lake

PROPERTY DETAILS

Listing Number:	26150
Price:	$299,000
Taxes (2025):	$1,639.17
Size:	21.8 acres ~ 2 titles
Zoning:	C2 Tourism Commercial

DESCRIPTION

Nestled along the beautiful south shores of Charlotte Lake, these two affordable lakefront lots offer an incredible opportunity to own a private wilderness retreat in one of British Columbia's most scenic and untouched regions. The combined 21.8 acres feature approximately 1,500 feet of low-bank waterfront, and exceptional privacy, accessible only by boat or float plane. The property includes four rustic log cabins, all situated on cement pads and heated with wood stoves, along with a separate shower house. One cabin features a durable metal roof and the cabins are wired for generator power with propane cooking already in place. While the improvements could use some updating and finishing work, they are usable as they sit and provide an excellent foundation for a family recreational getaway or future tourism venture. A few lake boats and two small dozers are also included, although buyers will need to verify their condition and operation.

Surrounded by spectacular mountain scenery and pristine wilderness, Charlotte Lake is well known for its outstanding fishing, crystal-clear waters and endless recreational opportunities including boating, paddling, swimming and wildlife viewing. The surrounding Coast Mountain wilderness creates a dramatic backdrop and an authentic off-grid experience that is increasingly difficult to find. With zoning that supports tourism-related uses, this property offers tremendous potential as a remote fishing lodge, eco-retreat, family camp or wilderness tourism destination. Quiet, secluded and full of opportunity, this is an affordable chance to secure a large waterfront holding in the heart of the Cariboo Chilcotin wilderness.

LOCATION

Boat or float plane access only on the south shores of Charlotte Lake.

DIRECTIONS

Access to the property is straightforward but part of the adventure. From Williams Lake, travel west on Highway 20 through the scenic Chilcotin and into the heart of the Cariboo Chilcotin region. Turn left onto the Towdystan Road and follow the well-maintained gravel road system for approximately 25 km to the public boat launch area on Charlotte Lake. From there, the property is accessed by boat across the crystal-clear waters of Charlotte Lake to the south shore, where the lots are located. For those preferring to fly, the property can also be reached by float plane, with charter flights available from Stewart's Lodge on Nimpo Lake. Stewart's Lodge is easily accessible by highway and offers approximately 15-minute scenic flights directly to the property, providing spectacular aerial views of the surrounding lakes, forests, and mountains.



AREA DATA

Charlotte Lake and Nimpo Lake are located in the heart of the West Chilcotin, approximately halfway between Williams Lake and Bella Coola along Highway 20. This spectacular wilderness region is surrounded by pristine lakes, rolling forests, volcanic plateaus and breathtaking mountain scenery, including views toward the Coast Mountains and nearby Tweedsmuir Provincial Park. The area is renowned for its world-class fishing, hunting, hiking, boating, wildlife viewing, floatplane adventures and endless backcountry recreation opportunities. Charlotte Lake is particularly known for its crystal-clear water, excellent fishing and peaceful, remote setting, while Nimpo Lake serves as the service hub for the surrounding area and is one of the largest floatplane bases in British Columbia.

Despite its remote location, Nimpo Lake offers a surprising range of amenities and services. Residents and visitors have access to groceries, fuel, propane, liquor sales, fishing supplies and general merchandise at Nimpo Lake General Store. Additional fuel, groceries and supplies are available in nearby Anahim Lake at Anahim Lake Trading Store and Canco Gas Station.

Dining options include Nimpo Restaurant, which serves breakfast and lunch, along with several lodges and resorts that offer meals for guests and visitors throughout the tourism season.

The area is serviced by several well-known lodges and resorts including Stewart's Lodge & Camps, Nimpo Lake Resort, Wilderness Rim Resort, The Pine Point Resort and Atnarko Lodge. These operations support the area's strong tourism industry and provide accommodations, guided fishing, boating and floatplane services.

Families living in the area are served by schools in Anahim Lake, approximately 30 minutes east of Nimpo Lake, offering elementary and secondary education. Additional services including health care, government services, banking and expanded shopping are available in Bella Coola to the west and Williams Lake to the east.

The West Chilcotin remains one of British Columbia's last truly unspoiled wilderness destinations, offering a unique combination of recreation, self-sufficiency, community spirit and natural beauty. Whether you are looking for a seasonal retreat, tourism investment or year-round lifestyle property, Charlotte Lake and Nimpo Lake provide an exceptional setting surrounded by some of the most spectacular landscapes in the province.

RECREATION

The Charlotte Lake and Nimpo Lake area is an outdoor enthusiast's paradise, offering year-round recreation in the heart of the West Chilcotin wilderness. The region is famous for exceptional fishing with countless lakes, rivers and streams teeming with rainbow trout, char and salmon, while Charlotte Lake itself is prized for its clear waters and peaceful boating environment. Residents and visitors enjoy kayaking, canoeing, paddleboarding, swimming, hiking, camping and exploring endless backcountry trails by ATV, horseback or snowmobile. Surrounded by vast wilderness and close to Tweedsmuir Provincial Park, the area also provides outstanding wildlife viewing opportunities with frequent sightings of moose, deer, black bears, grizzlies, wolves and eagles. Hunting opportunities are considered some of the best in British Columbia within Region 5, attracting hunters from around the world pursuing moose, mule deer, black bear, grizzly bear and upland game birds throughout the surrounding mountains, forests and open plateaus.

MAP REFERENCE

52°11'39.77"N and 125°25'7.87"W

INVESTMENT FEATURES

With 2 separately titled lakefront lots totaling 21.8 acres, multiple existing cabins and commercial tourism zoning already in place, this property presents an outstanding investment opportunity in the growing wilderness tourism market of the Cariboo Chilcotin. The combination of substantial waterfront, privacy, float plane accessibility and existing infrastructure creates excellent potential for a fishing lodge, eco-retreat, adventure tourism operation, family resort or off-grid vacation rental business. The four rustic log cabins and shower house provide a solid starting point for further improvements and expansion while reducing initial development costs. Large private waterfront holdings with commercial zoning on remote trophy fishing lakes are increasingly rare in British Columbia, making this an attractive long-term recreational and tourism investment with significant upside potential.

SERVICES

None.

LEGAL

BLOCK A DISTRICT LOT 1858 RANGE 3 COAST DISTRICT

PID 025-110-233

BLOCK B DISTRICT LOT 1858 RANGE 3 COAST DISTRICT

PID 016-286-715





























































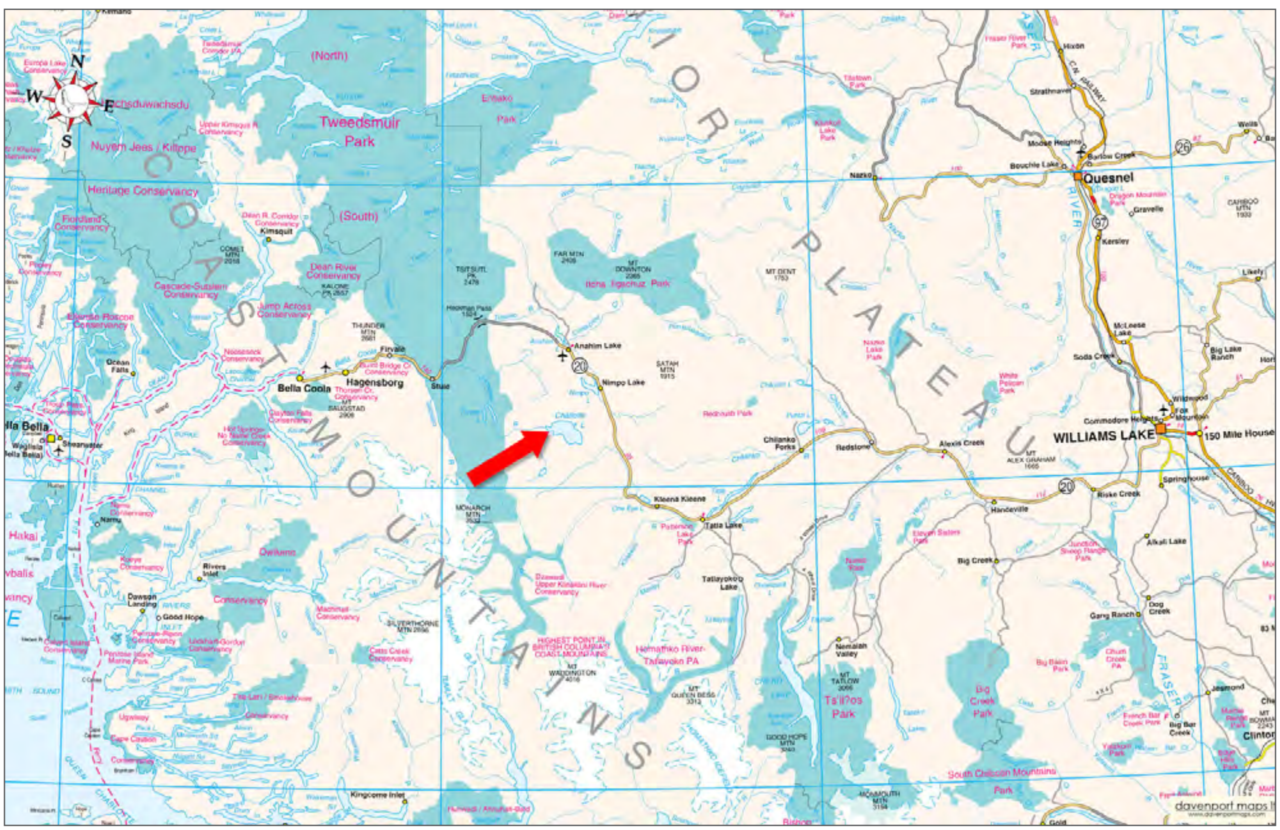


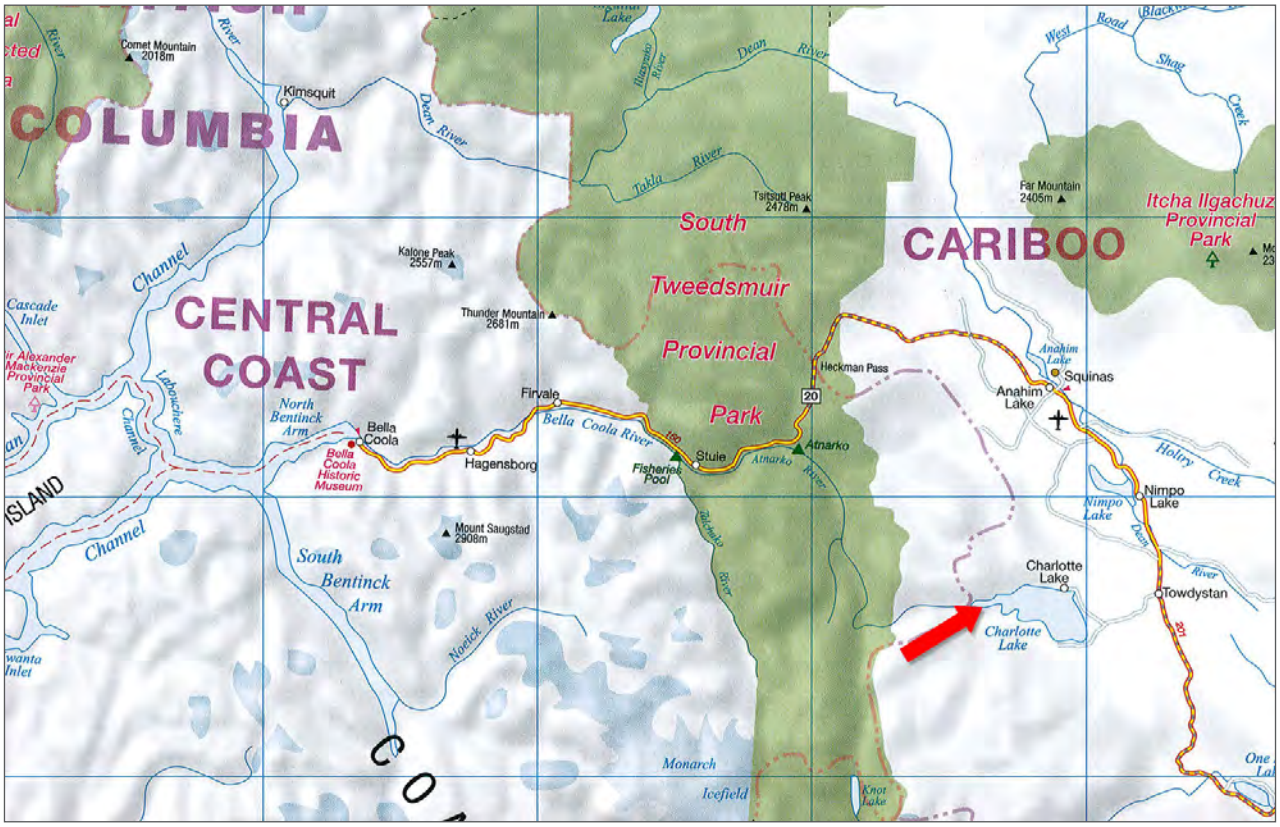







ALASKA
Misty Fjords National Monument
Dixon Entrance
Prince Rupert
Terrace
Kitimat
Smithers
Houston
Burns Lake
Fraser Lake
Lily Lake
Vanderhoof
Prince George
Hecate Strait
Klemtu
Campbell Island
Ocean Falls
Hagensborg
Bella Coola
Stuie
Anahim Lake
Nazko
Quesnel
Kleena Kleene
Redstone
Tatlayoko Lake
Riske Creek
Williams Lake
100 Mile House
CANADA
ALBERTA
Edmonton
Hinton
Jasper
Jasper National Park
Valemount
Red Deer
Banff National Park
Banff
Calgary
Golden
Revelstoke
BRITISH COLUMBIA
Kamloops
Vernon
Port Hardy
Campbell River
Vancouver
Victoria
Bellingham
Pacific Ocean
WASHINGTON
IDAHO
MONTANA
Lethbridge
Grande Prairie
Dawson Creek
Chetwynd
Mackenzie


Tweedsmuir Park
(North)
(South)
Entiako Park
COAST MOUNTAINS
INTERIOR PLATEAU
Bella Coola
Hagensborg
Firvale
Stuie
Anahim Lake
Nimpo Lake
Kleena Kleene
Tatla Lake
Tatlayoko Lake
Chilanko Forks
Redstone
Alexis Creek
Hanceville
Riske Creek
WILLIAMS LAKE
150 Mile House
Quesnel
Nazko
Big Creek
Ts'il?os Park
Big Creek Park
Itcha Ilgachuz Park
Kimsquit
Ocean Falls
Bella Bella
Hakai
Rivers Inlet
Dawson Landing
Kingcome Inlet
davenport maps


COLUMBIA
CENTRAL COAST
CARIBOO
South Tweedsmuir Provincial Park
Itcha Ilgachuz Provincial Park
Comet Mountain 2018m
Kimsquit
Dean River
Kalone Peak 2557m
Thunder Mountain 2681m
Tsitsutl Peak 2478m
Far Mountain 2405m
Cascade Inlet
Channel
Lakeweiche
North Bentinck Arm
Bella Coola
Bella Coola Historic Museum
Hagensborg
Firvale
Bella Coola River
Stuie
Fisheries Pool
Atnarko
Atnarko River
Heckman Pass
20
Anahim Lake
Squinas
Nimpo Lake
Holiry Creek
Charlotte Lake
Towdystan
South Bentinck Arm
Mount Saugstad 2908m
Noeick River
Monarch
Icefield
Knot Lake


Anahim Lake
Nimpo Lake
Kappan Mountain
Towdystan
Charlotte Lake
Image © 2026 Airbus
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Google Earth


Charlotte Lake
Charlotte Lake
4.29 km
Image © 2026 Airbus
Image © 2026 Maxar Technologies
Google Earth


231 m
Image © 2026 Maxar Technologies
Google Earth


Bk B
DL 1858
025-110-233
Bk A
Bk B
DL 1858
Bk A


Bk B
DL 1858
025-110-233
Bk A
Bk B
DL 1858
Bk A

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