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Turnkey Lakefront Lodge and Campground with RV Park and Motel



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Turnkey Lakefront Lodge and Campground with RV Park and Motel in BC's Golden Triangle

PROPERTY DETAILS

Listing Number:	25312
Price:	$1,999,500
Taxes (2025):	$4,731.14
Size:	14.1 acres
Zoning:	No zoning

DESCRIPTION

This established, turnkey lodge and campground is on 14.1 acres of beautiful space with 600 feet of lake frontage on Eddontenajon Lake, offering direct access for swimming, trout fishing, canoeing, and other water activities in the summer. Located just off Highway 37 and only a few minutes from the town of Iskut, the property includes 30 serviced RV sites, additional dry sites, a dump station, and 10 river canoes. The layout provides straightforward access from the front gate to the lake down the gravel driveway. A float plane operation is feasible at this location with ideal low bank lake frontage. This prime business opportunity includes the very busy summer season as well as year-round room bookings. Embrace the peace and quiet of the north with rugged mountain scenery and some of the best sunsets anywhere.

Accommodations include a 10-room motel and 5 fully serviced cabins, 3 of the cabins have a small kitchenette, and one cabin has a propane stove. All units have small fridges, microwaves, and TVs, and the buildings are heated by an outdoor wood boiler. 2 of the cabins are currently being re-built with all the supplies in a sea-can on the property.

The lodge features a commercial-ready kitchen capable of supporting large scale food services. With increasing tourism in the region and ample space for additional development, this property offers solid business potential and room for expansion.

This area of British Columbia is within what's called the Golden Triangle which is a mineral-rich region in northwestern British Columbia known for its deposits of gold, silver, and copper. Historically a hub for prospectors, it has seen a resurgence of mining exploration and production in recent years due to new infrastructure and commodity price increases. It is a prolific area that includes major past-producing, current, and exploration mines like Eskay Creek, Brucejack, and KSM.

Enjoy your rural living dreams with this turnkey business along with great potential in a growing region.

LOCATION

40265 Highway 37 - Iskut, BC

DIRECTIONS

From Vancouver, head east on Highway 1 and follow it through the Fraser Valley to Hope, then continue north on Highway 97 through Cache Creek and Williams Lake to Prince George. From Prince George, take Highway 16 west toward Vanderhoof and continue to Kitwanga. At Kitwanga, turn north onto Highway 37 (the Stewart-Cassiar Highway)

and follow it for approximately 250 km toward Iskut. Continue past Dease Lake Junction and the property is located just south of the community of Iskut along the highway.

AREA DATA

Iskut is a small, remote community in northwestern British Columbia located along Highway 37, the Stewart-Cassiar Highway, within the Stikine Region. It sits between the Coast Mountains and the Cassiar Mountains, surrounded by lakes, rivers, and rugged alpine terrain. The area is known for its quiet setting, minimal development, and strong connection to the natural environment, making it a stopping point for travelers, outdoor recreation users, and workers moving through the region.

The local economy is closely tied to mining, highway services, and seasonal tourism. Iskut is situated within the Golden Triangle, one of British Columbia's most active mineral exploration regions, with nearby projects such as Eskay Creek, Brucejack, and KSM contributing to steady traffic and employment activity. Services in the immediate area are limited, with more comprehensive amenities available in Dease Lake, Stewart, or Terrace. The community is also part of the traditional territory of the Tahltan Nation, whose cultural and historical presence continues to shape the region.

VEGETATION

The vegetation around Iskut, British Columbia is typical of the sub-boreal and northern coastal mountain transition zone, shaped by a cool, wet climate. Dense coniferous forests dominate the lower elevations, with mature stands of spruce, subalpine fir, lodgepole pine, and hemlock. These forests are often interspersed with wetland areas, muskeg, and willow flats, particularly near lakes, rivers, and low-lying ground along Highway 37.



As elevation increases, the forest thins into subalpine terrain with stunted spruce and fir, alpine shrubs, and open meadows. Higher slopes and mountain ridges transition into alpine tundra with grasses, mosses, lichens, and hardy low-growing plants adapted to snow cover and short growing seasons. Riparian corridors along rivers and creeks support alder, willow, cottonwood, and thick undergrowth, providing important habitat for wildlife. Overall, the vegetation around Iskut is largely undeveloped, wild, and intact, reflecting the region's remoteness and minimal human disturbance.

RECREATION

This spectacular area offers extensive recreation opportunities centered on wilderness access, water-based activities, and backcountry travel. Numerous lakes, rivers, and creeks provide excellent fishing for trout, char, and other cold-water species, as well as canoeing, kayaking, and boating during the summer months. Eddontenajon Lake, nearby rivers, and smaller alpine lakes are popular for swimming, paddling, and quiet shoreline use.

The surrounding mountains and forests support a wide range of land-based recreation, including hiking, wildlife viewing, berry picking, and backcountry camping. The region is well known for hunting, particularly for moose, mountain goat, and other big game, drawing residents and visitors from across northern BC. In winter, the area offers snowmobiling, cross-country skiing, ice fishing, and winter travel along frozen lakes and forest routes. With minimal development and vast public land, Iskut provides year-round outdoor recreation focused on solitude, self-guided adventure, and access to some of northwestern British Columbia's most remote landscapes.

HISTORY

Iskut is located within the traditional territory of the Tahltan Nation, whose people have lived in the region for thousands of years. The area has long been an important travel and harvesting corridor, with rivers, lakes, and mountain passes used for fishing, hunting, and trade. The name "Iskut" comes from the Tahltan language and refers to the Iskut River, which remains central to the area's geography and cultural history.

European interest in the region increased in the late 1800s and early 1900s with the discovery of mineral deposits, drawing prospectors into what is now known as the Golden Triangle. While Iskut itself remained small and remote, nearby mining camps and exploration routes brought intermittent development. The construction of the Stewart-Cassiar Highway (Highway 37) in the 1970s significantly improved access, establishing Iskut as a service point for travelers, hunters, miners, and tourism operators. Today, Iskut remains a small, largely Indigenous community, closely tied to the land and influenced by renewed mining activity, seasonal tourism, and traditional Tahltan culture.

MAP REFERENCE

57°48'51.42"N and 129°57'45.99"W

INVESTMENT FEATURES

- 10 canoes
- All furnishings and everything in the main lodge needed to run the business

SERVICES

- Electricity provided by BC Hydro—power lines from highway
- 3 septic fields:
  - Lodge - 700-gallon cement tank with a field
  - 15 cabin and motel rooms - 5,000-gallon steel tank with a field
  - Campground - 2,000-gallon tank with a field
- Drilled well
- Wood boiler

IMPROVEMENTS

- Duplex in process of rebuilding (cabins 1 and 2) - 650 sq. ft.—70% completed with supplies on site
- Cabin #3 - 325 sq. ft.
- Cabin #4 - 225 sq. ft.
- Cabin #5 - 305 sq. ft.
- Longhouse (motel) rooms #6 to 15 - 4,048 sq. ft.—rooms and balcony combined
- Main lodge - approx. 4,100 sq. ft.
- Shower house near the water - 260 sq. ft. with covered deck
- 3 showers 2 bathrooms - flush toilet with sink and laundry room

LEGAL

DISTRICT LOT 6980, CASSIAR LAND DISTRICT
PID 015-552-543





































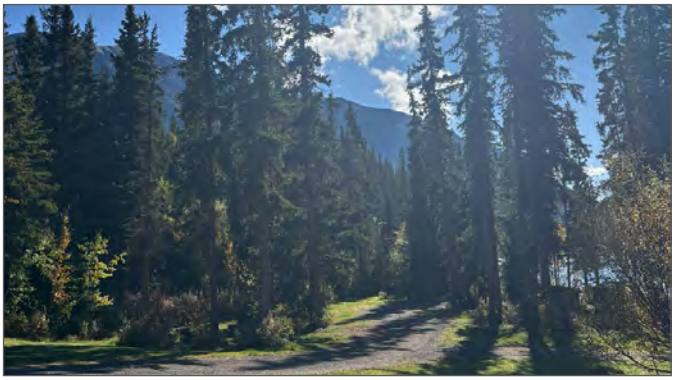









HOT
SHOWERS
& LAUNDRY




RED GOAT
LODGE









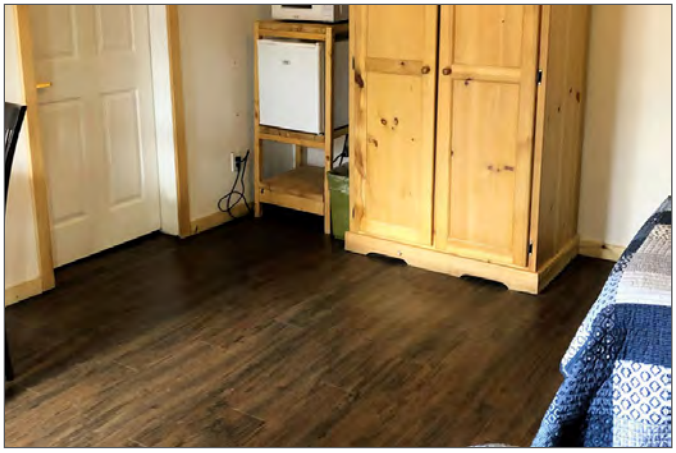


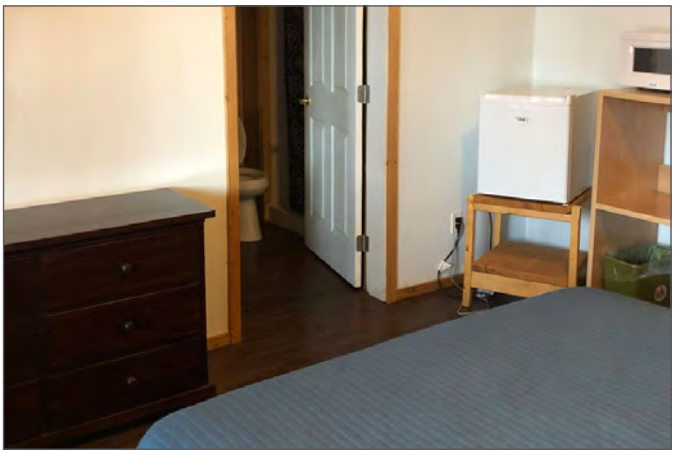




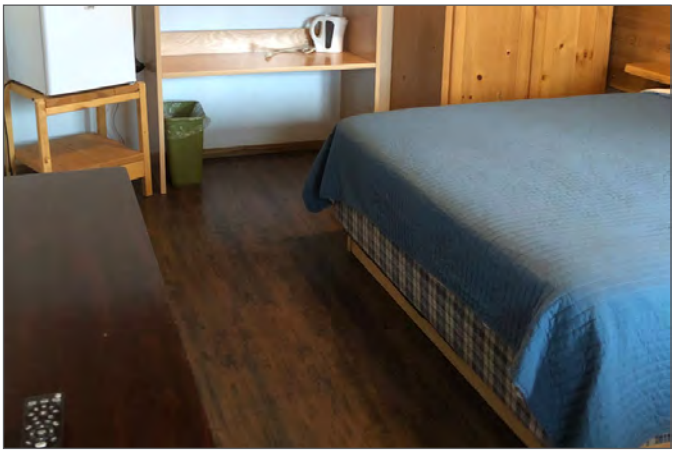


















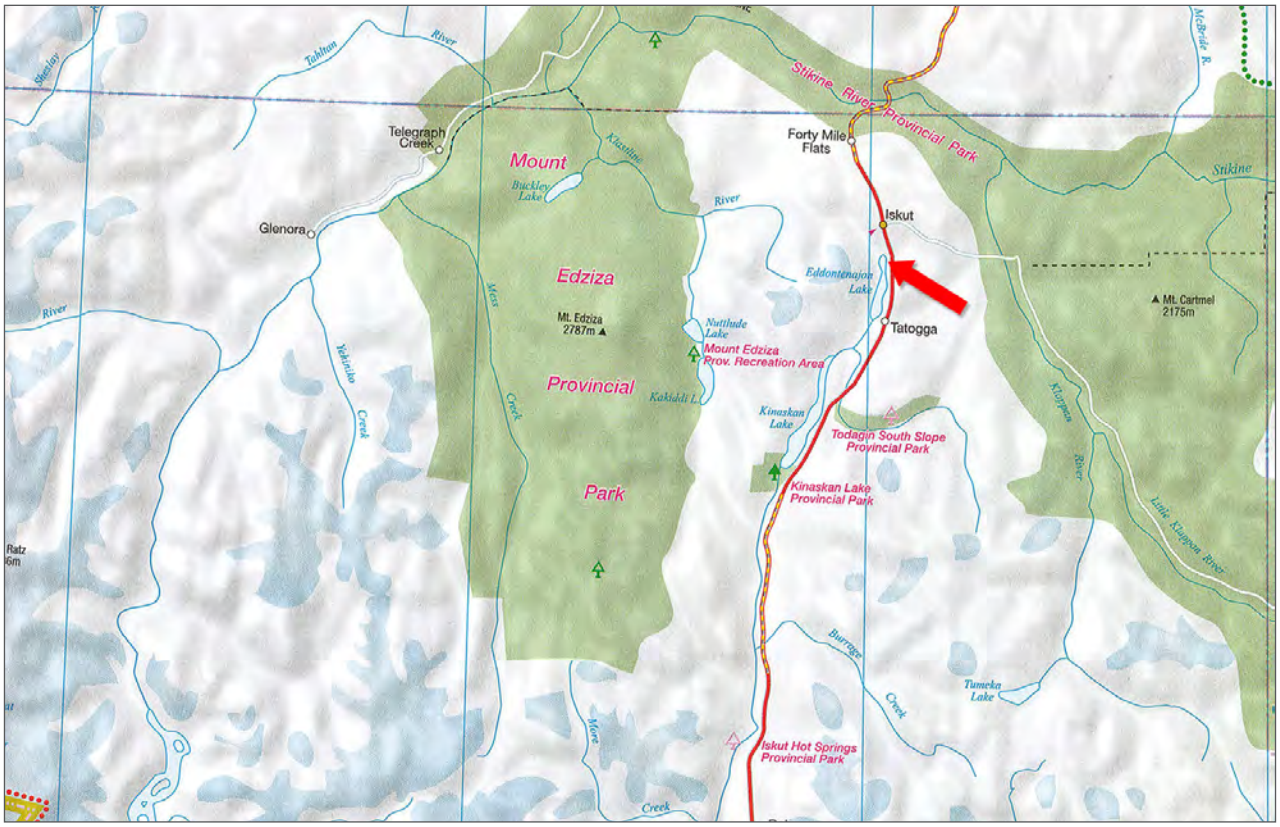


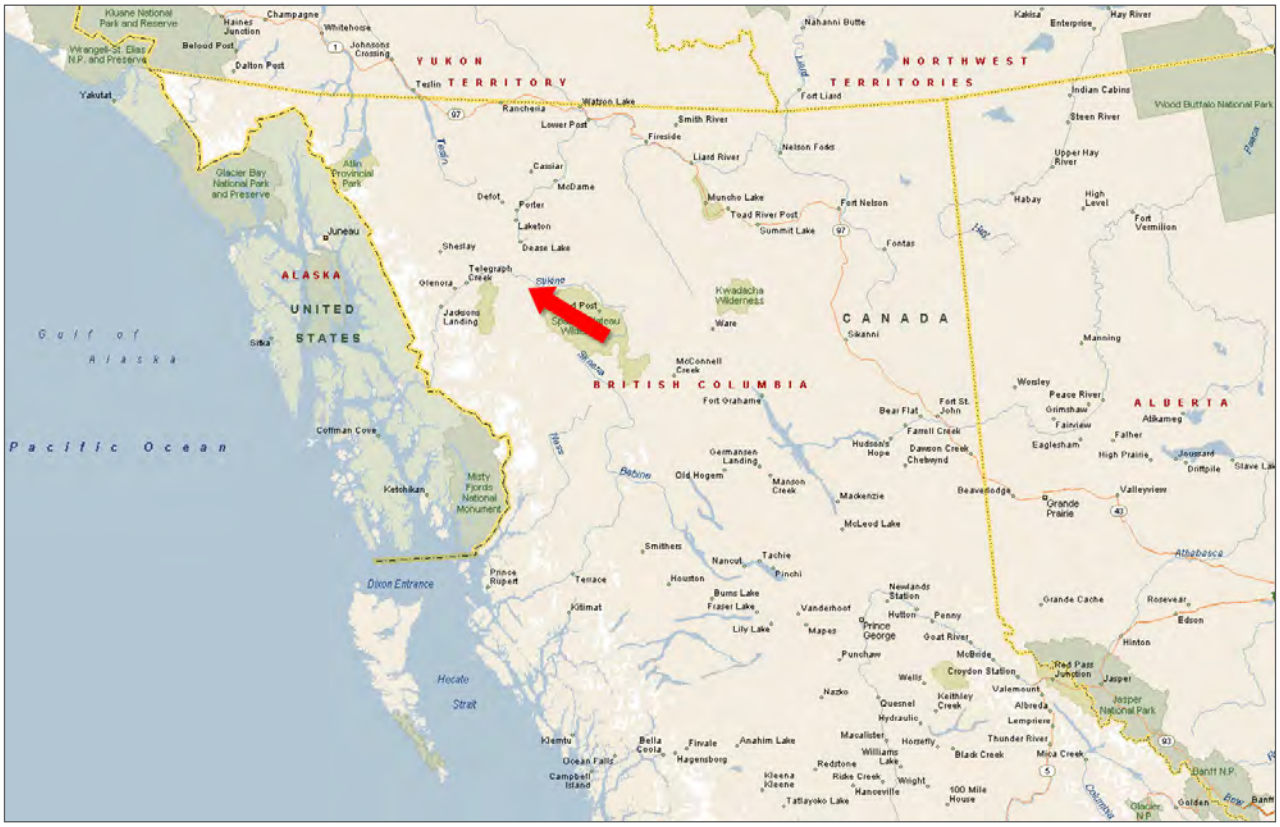


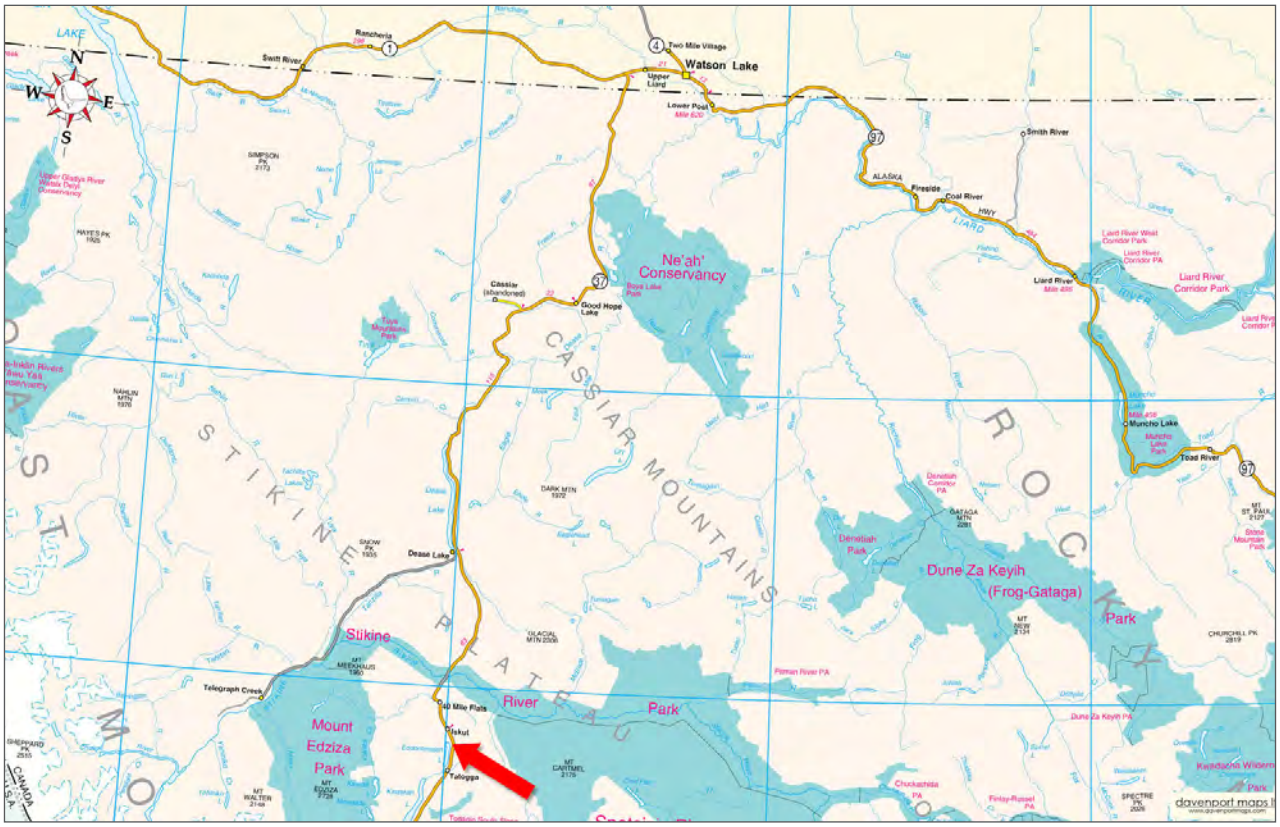


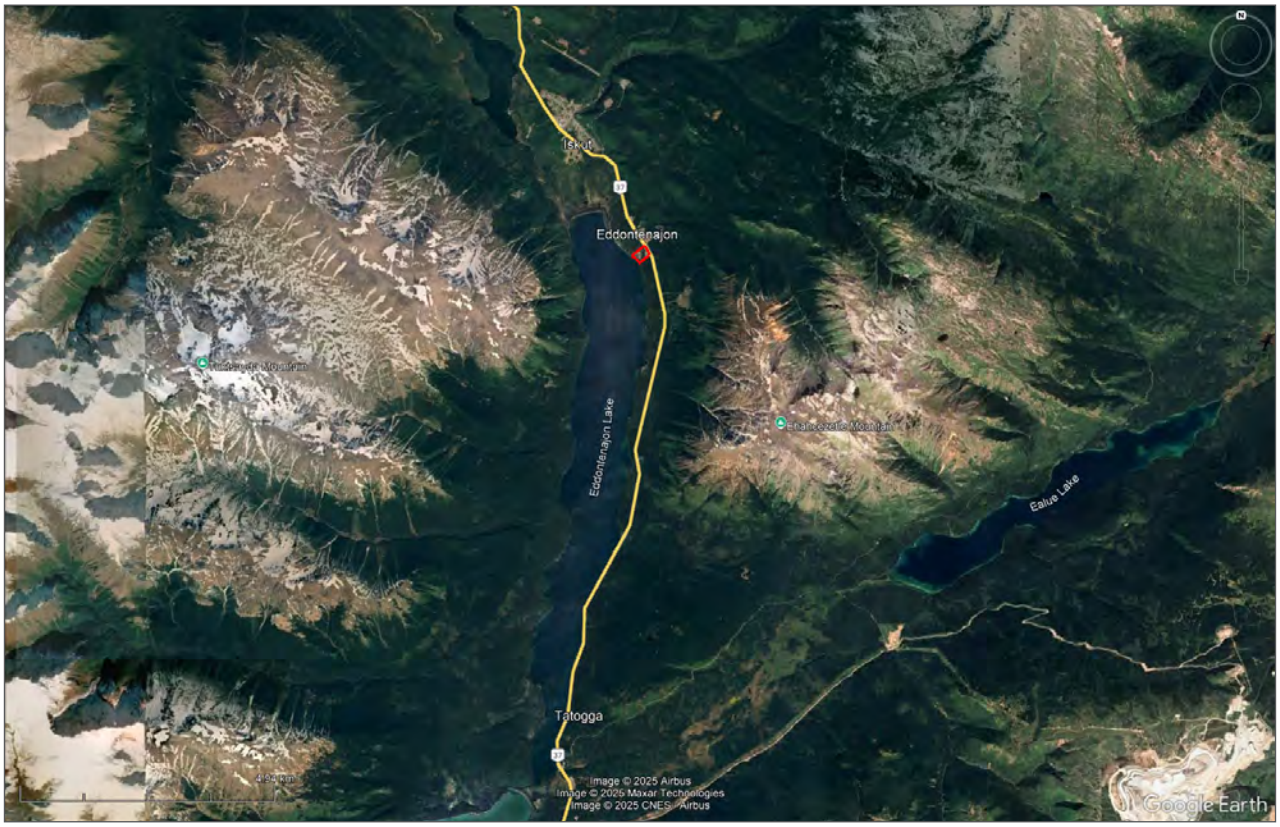



Dease Lake
Boulder City
Cariboo Meadows
Days Ranch
Tahltan
40 Mile Flats
Telegraph Creek
Glenora
Iskut
Tatogga
Image Landsat / Copernicus
Google Earth


Telegraph Creek
Glenora
Mount
Edziza
Provincial
Park
Mt. Edziza
2787m
Buckley Lake
Klastine River
Stikine River Provincial Park
Forty Mile Flats
Iskut
Eddontenajon Lake
Tatogga
Mt. Cartmel
2175m
Nuttlude Lake
Mount Edziza Prov. Recreation Area
Kakiddi L.
Kinaskan Lake
Todagin South Slope Provincial Park
Kinaskan Lake Provincial Park
Iskut Hot Springs Provincial Park
Tumeka Lake
Stikine
Klappan River
McBride R.
Tahltan River
Sheslay
Moss Creek
Yehiniko Creek
Burrage Creek
Ratz
6m


YUKON TERRITORY
NORTHWEST TERRITORIES
ALASKA
UNITED STATES
CANADA
BRITISH COLUMBIA
ALBERTA
Gulf of Alaska
Pacific Ocean
Dixon Entrance
Hecate Strait
Stikine
Juneau
Sitka
Ketchikan
Prince Rupert
Watson Lake
Fort Nelson
Fort St. John
Dawson Creek
Prince George
Grande Prairie
Jasper National Park
Banff N.P.
Glacier N.P.


Watson Lake
Ne'ah' Conservancy
Liard River Corridor Park
Muncho Lake
Toad River
Dune Za Keyih (Frog-Gataga) Park
Denetiah Park
Stikine
Dease Lake
Telegraph Creek
Mount Edziza Park
40 Mile Flats
River
Park
CASSIAR MOUNTAINS
STIKINE PLATEAU
ROCKY
davenport maps


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Notes



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