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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

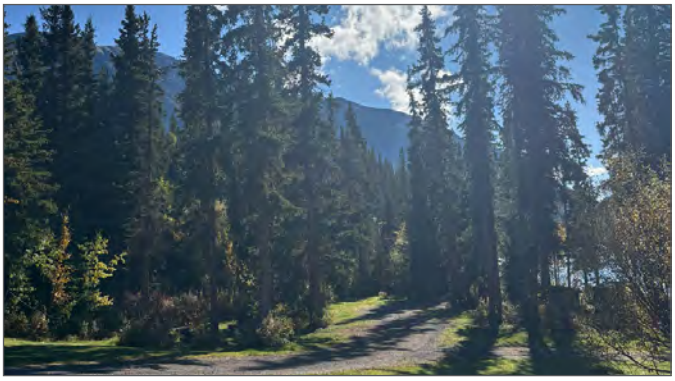
IMPROVEMENTS

- 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

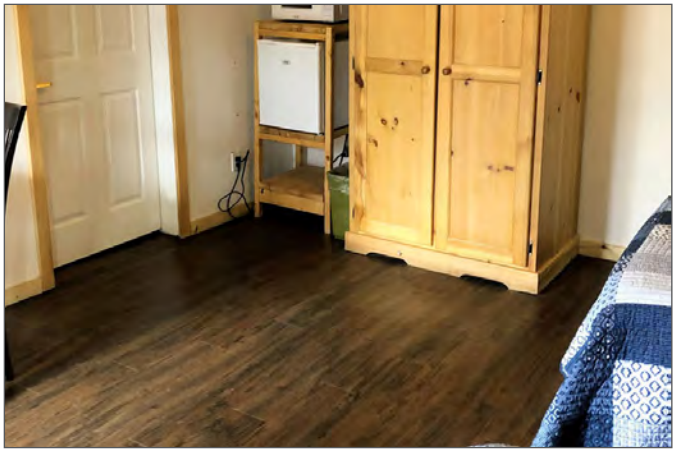
LEGAL

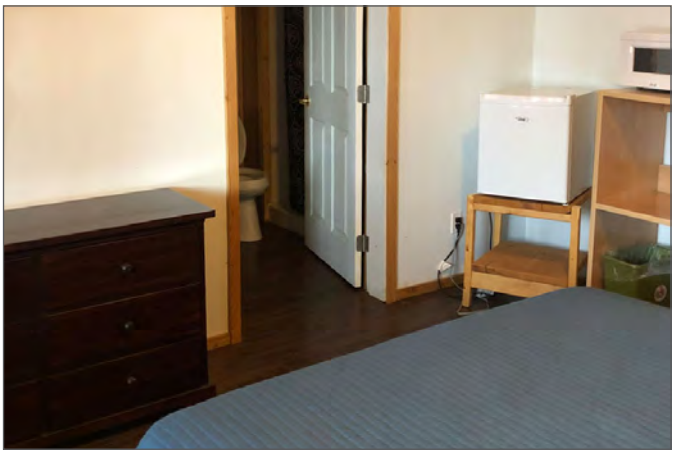
DISTRICT LOT 6980, CASSIAR LAND DISTRICT
PID 015-552-543

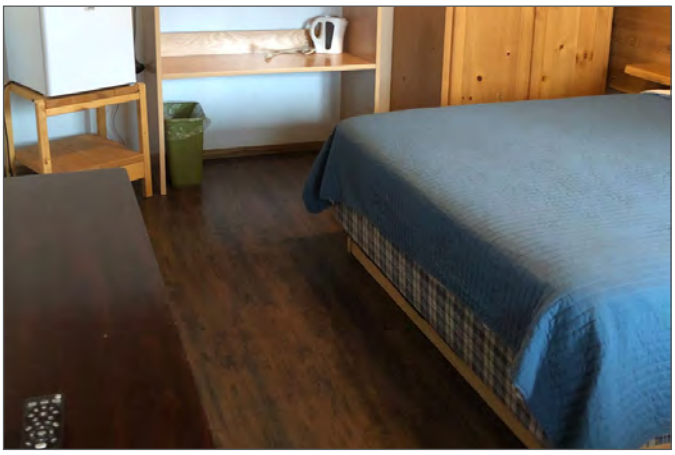
HOT
SHOWERS
& LAUNDRY



RED GOAT
LODGE







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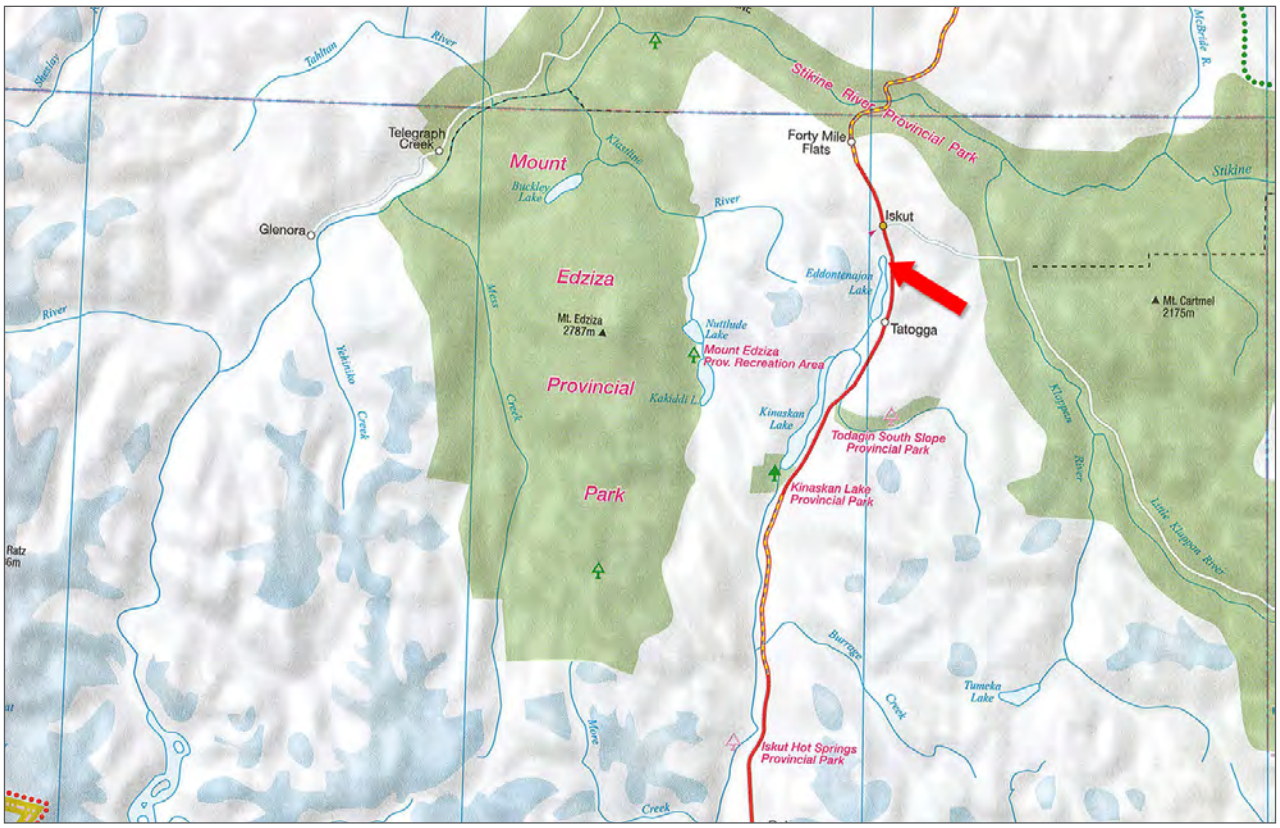
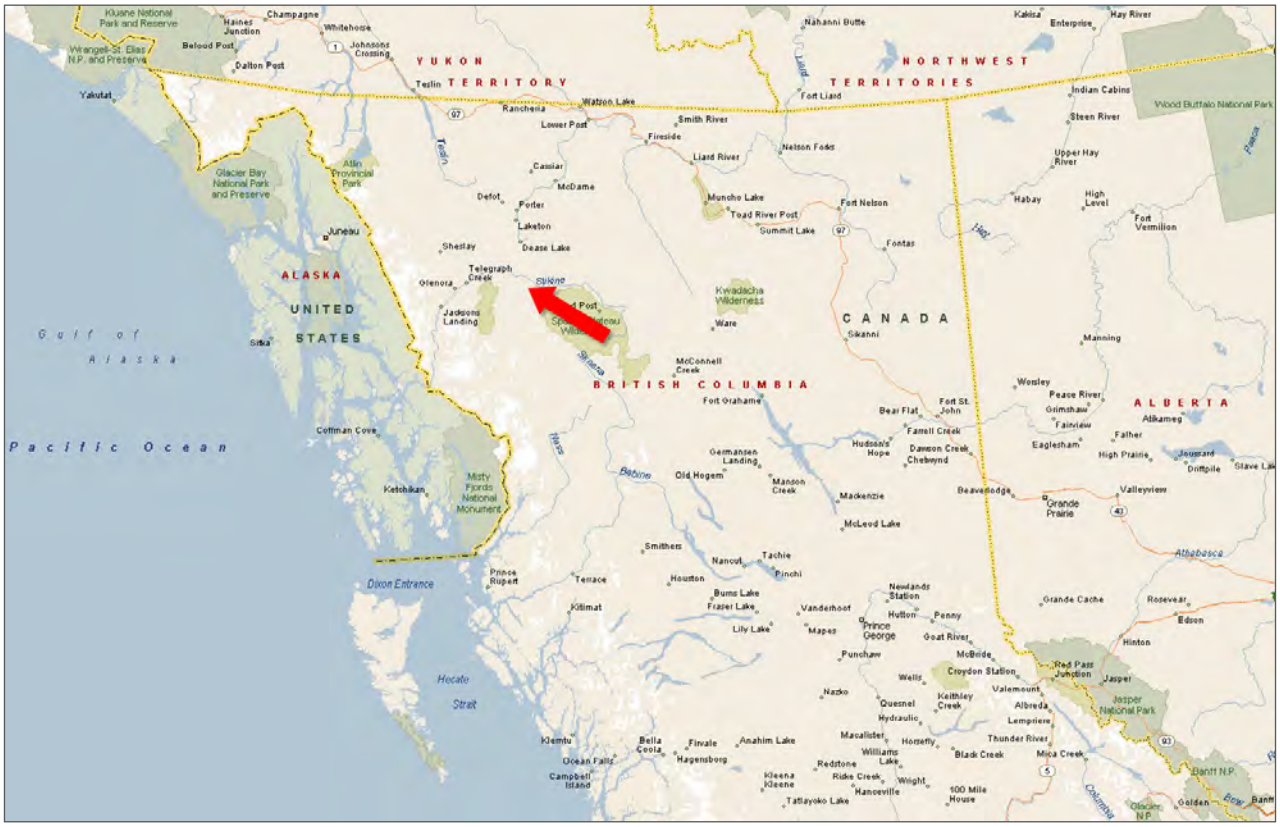
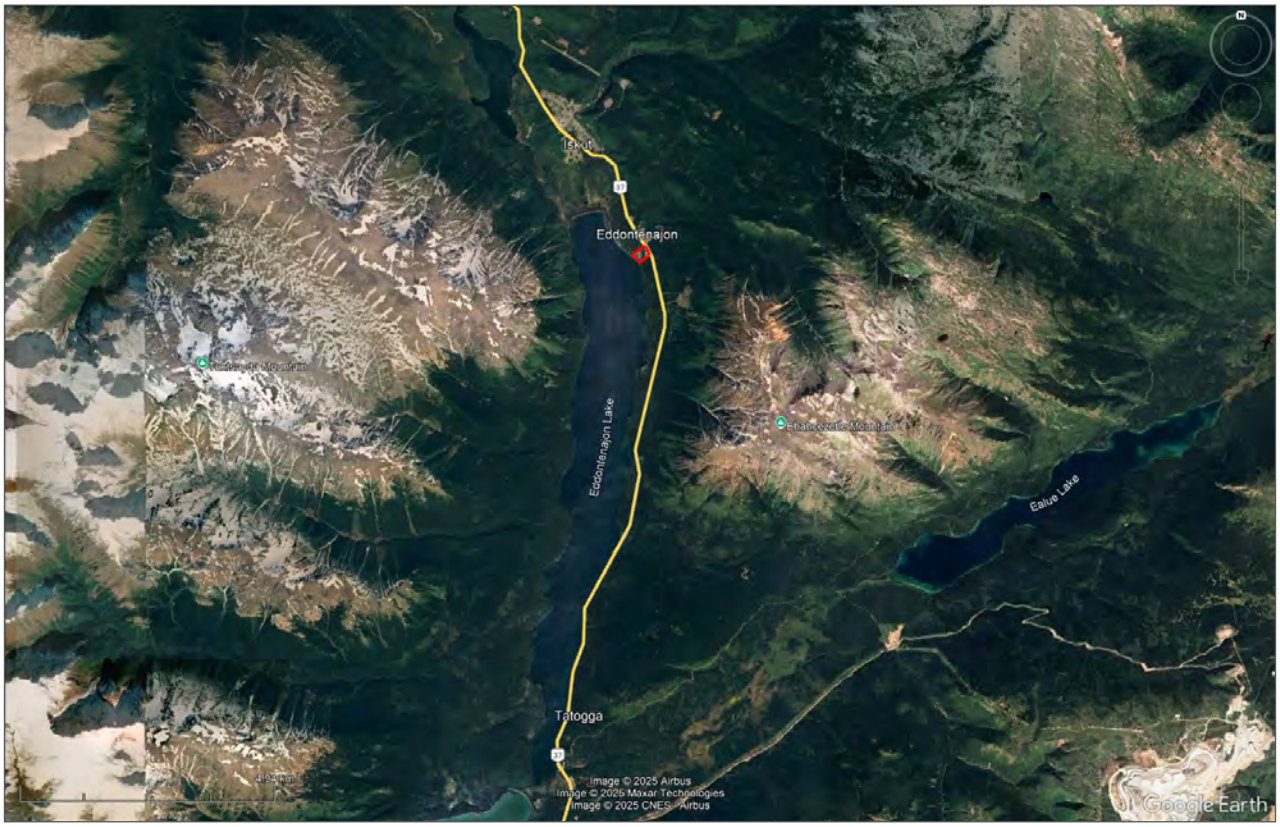
Google Earth


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


YUKON TERRITORY
NORTHWEST TERRITORIES
ALASKA
UNITED STATES
CANADA
BRITISH COLUMBIA
ALBERTA
Pacific Ocean
Gulf of Alaska
Dixon Entrance
Hecate Strait
Stikine
Kwadacha Wilderness
Wood Buffalo National Park
Glacier Bay National Park and Preserve
Misty Fjords National Monument
Jasper National Park
Banff N.P.
Watson Lake
Muncho Lake
Fort Nelson
Fort St. John
Dawson Creek
Prince George
Prince Rupert
Terrace
Smithers
Grande Prairie
Edson
Hinton
Jasper
Valemount
Dease Lake
Telegraph Creek
Atlin
Juneau
Sitka
Ketchikan
Wrangell-St. Elias N.P. and Preserve
Kluane National Park and Reserve
Yakutat
Teslin
Ranchenia
Lower Post
Fort Liard
Fort Simpson
Fort Nelson
Fort Vermilion
Fort Resolution
Yellowknife
Hay River
Enterprise
Kakisa
Indian Cabins
Steen River
Upper Hay River
Habay
High Level
Manning
Worsley
Peace River
Grimshaw
Fairview
Falher
Eaglesham
High Prairie
Joussard
Driftpile
Slave Lake
Atikameg
Valleyview
Grande Cache
Rosevear
Red Pass Junction
Croydon Station
Mcbride
Punchaw
Goat River
Prince George
Penny
Hutton
Newlands Station
Vanderhoof
Mapes
Lily Lake
Fraser Lake
Burns Lake
Houston
Nanoose
Tachie
Pinchi
Kitimat
Terrace
Prince Rupert
Smithers
Mackenzie
McLeod Lake
Beaverlodge
Grande Prairie
Hudson's Hope
Farrell Creek
Chetwynd
Bear Flat
Fort St. John
Fort Graham
Germansen Landing
Mansen Creek
Old Hogem
McConnell Creek
Ware
Skeena
Bulkley
Nass
Stikine
Liard
Peace
Athabasca
Columbia
Kleena Kleene
Ridge Creek
Hanceville
Tatlayoko Lake
Wright
100 Mile House
Williams Lake
Redstone
Macalister
Horsefly
Black Creek
Thunder River
Mica Creek
Golden
Bella Coola
Hagensborg
Finvale
Anahim Lake
Ocean Falls
Campbell Island
Klemtu
Nazko
Quesnel
Hydraulic
Keithley Creek
Wells
Lemptiere
Albreda
Cottman Cove
Sheslay
Telegraph Creek
Glenora
Jackson Landing
Defot
Forder
Lakeview
Dease Lake
Cassiar
McDame
Liard River
Nelson Forks
Muncho Lake
Toad River Post
Summit Lake
Fontas
Smith River
Fireside
Watson Lake
Ranchenia
Swift River
Two Mile Village
Upper Liard
Lower Post
Mile 620
Smith River
ALASKA
Fireside
Coal River
Liard River
Mile 488
Liard River Corridor Park
Liard River West Corridor Park
Ne'ah' Conservancy
Cassiar (Abandoned)
Good Hope Lake
CASSIAR MOUNTAINS
STIKINE PLATEAU
ROCKY MOUNTAINS
Muncho Lake
Toad River
Dease Lake
Dunedah Park
Dunedah Corridor PA
Dune Za Keyih (Frog-Gataga)
Park
Stikine
River
Park
Mount Edziza Park
Telegraph Creek
40 Mile Flats
Tatogga
Chukachida PA
Finlay-Russel PA
davenport maps


Eddontenajon
Eddontenajon Lake
Tatogga
Ealus Lake
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297 m
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Google Earth

Eddontenajon
Red Goat Pt
Cassiar Hwy
37
esri

Red Goat Pt
DL 6980
DL 6980
37
DataBC, Province of British Columbia | Esri Canada, Esri, HERE, Garmin, USGS, EPA, USDA, AAFC, NRCan

Notes

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