



Rural Quesnel Hydraulic Road Out of Province_Alberta AB

\$2,895,000

CARIBOO MOUNTAIN DREAM PROPERTY. Live the Good Life. Once in a lifetime opportunity to own a multi resident estate with multiple income generating businesses. This property has it all. It has been a successful family run business since 1977 and it is one of the longest running guide outfitting business in British Colombia. The business is currently fully booked into 2022. The second business is a woodlot that has a 5 year cut allowance of 5262 cum3. The owners currently operate approximately 6 months of the year and are generating a cap rate of greater than 10% year over year. The opportunities are endless here. There are two separate titles. One title is 160 acres, and the second is 155 acres. One title consists of a 5 acre private lake with trout fishing. There is an airstrip on the property, and vehicle access. The main residence is a 3000 sqft walkout bungalow. There are 4 other log cabins which have full bathroom facilities and three of the 4 cabins have kitchens. Turn Key Property, live the life.

Listing Presented By:



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