

FOR SALE

THE CARIBOO LODGE

1414 CARIBOO HIGHWAY (HWY 97)
Clinton B.C.



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FOR SALE

1414 CARIBOO HIGHWAY

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THE OPPORTUNITY

To acquire a 21-room log cabin style lodge, (motel) comprised of three buildings:

The first building is the main building with a few rooms, the restaurant, and the pub. There is a two-bedrooms suite within the main building which is ideal for either a manger or owner operator.

The second building comprises most of the rooms, and a separate garage/storage building.

The Cariboo Lodge is well known and respected throughout the Province's interior and is the largest full service (lodge/pub/restaurant) within hundreds of KM's. the position on Highway 1 (Highway 97) brings large volumes of tourist traffic including all those tourists transiting to the Yukon and Alaska. The Lodge draws from a wide trade area and the restaurant and pub are the main eating and drinking establishments in town.

The construction is solid, the property well maintained, and the business is well run and profitable.

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SALIENT DETAILS

CIVIC ADDRESSES	1414 Cariboo Highway, Clinton, BC
ZONING	C-1
LEGAL DESCRIPTION	Lot A, Townsite of Clinton, Plan 26568
PID	005-378-869
ASKING PRICE	\$3,499,000

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HIGHLIGHTS

- Well constructed log cabin style lodge built in 1984.
- 1.57 acres and 12,962 of building
- Over 20 rooms
- Profitable business and great for owner operator
- 2 BR accommodation for owner or manager
- Very busy summer tourist season that changes to locals in the off season
- 125 seat liquor primary with 25 seats outdoors, and an off-sales endorsement.
- 78 seat food primary license



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