



# INVEST

*in*  
**Burns Lake**

## Commercial Opportunities

On the busy northern trade and tourism route of Highway 16, Burns Lake stands out for being the urban link between a wide range of surrounding communities. Like the spokes of an economic wheel, road networks funnel the active Lakes District to its natural centre, Burns Lake.

In addition to being a well-resourced commercial and industrial hub, Burns Lake is where the Regional District of Bulkley Nechako is headquartered. It is also where 800 students in School District 91 are expected to attend school for the 2024-25 school year, there's a busy college campus, the municipality has issued about 300 business licenses this year, and tourists mingle with residents employed in multiple industrial and commercial sectors. The Village has a population of more than 2,000 people, but within the wider Lakes District statistics there are an additional 4,000 people, all of whom connect to Burns Lake as the area's primary municipal centre.

The area's average income is about \$75,000 with an average house price that is less than \$300,000 and an average residential tax rate of \$3,840, making Burns Lake one of the top 30 most affordable communities in B.C.

Burns Lake has a well-appointed municipal airport, CN Rail and Via Rail passing through each day, an extensive trucking network, there are two wood manufacturing facilities as primary employers with several other support and service companies in the forest sector, plus tourism, agriculture, and the public sector (health, education, governance and First Nations) industries to influence the healthy local economy.

While many towns in the modern economy are struggling to maintain their economic balance, Burns Lake is thriving and inviting new investment.

# Ground has been broken!

The lots have been drawn.

The earthworks are underway.

Burns Lake's long anticipated commercial expansion is open for business.

The **Richmond Loop** Commercial Development area is a long-hoped-for response to the sustained interest in our prosperous town, nestled in the heart of B.C.'s beautiful Lakes District - an intersection of quaint communities and boutique urbanity along Highway 16, as well as an ancient trade hub between several distinct Indigenous communities.



**CARVE YOUR**

- Investment
- Career
- Lifestyle
- Business

**PATH**

**High Interest**

Richmond Loop is a high-profile access road near one of the region's principal junctions – Highway 16 and Highway 35. It is situated beside the town's main shopping mall, a brand-new firehall, and a blend of nearby shopping and housing. It is also a convenient jaunt from the Spirit Square lakeside beach, recreation complex and park. This Highway 16 and 35 intersection was recently studied for traffic patterns. It was revealed that on a regular business day, about 7,000 vehicles come through that junction. A short distance to the south, where Highway 35 joins Francois Lake Drive – another key feeder route into the town's commercially robust downtown – there were flows of 3,100 vehicles per day. It's a busy area with a brand-new open door towards more commercial activity.

*Burns Lake is gratefully situated on the unceded territories of the Ts'il Kaz Koh First Nation and Lake Babine Nation, and the Cheslatta, Wet'suwet'en, Skin Tye and Nee Tahí Buhn First Nations.*





Ready September 2024  
**Richmond Loop**



The services to the **Richmond Loop** subject lots - including roads, sidewalks, lighting, water and sewer, curbs, gutters, storm drains, etc - **are all new.**

They are currently zoned C2-Highway Commercial.

 Fibre-optic and communication services by Telus and CityWest. Natural Gas services available.

 High-value commercial lots are brand-new on the market (Request To Offer process - contact Economic Development Officer for more information): **1.2 acre & 1.59 acre.**

 **[edo@burnslake.ca](mailto:edo@burnslake.ca) for Richmond Loop inquires and other Burns Lake investment opportunities.**

# Three New Commercial Lots in Burns Lake

Premium Value

High Traffic

Great Visibility

Ample Parking



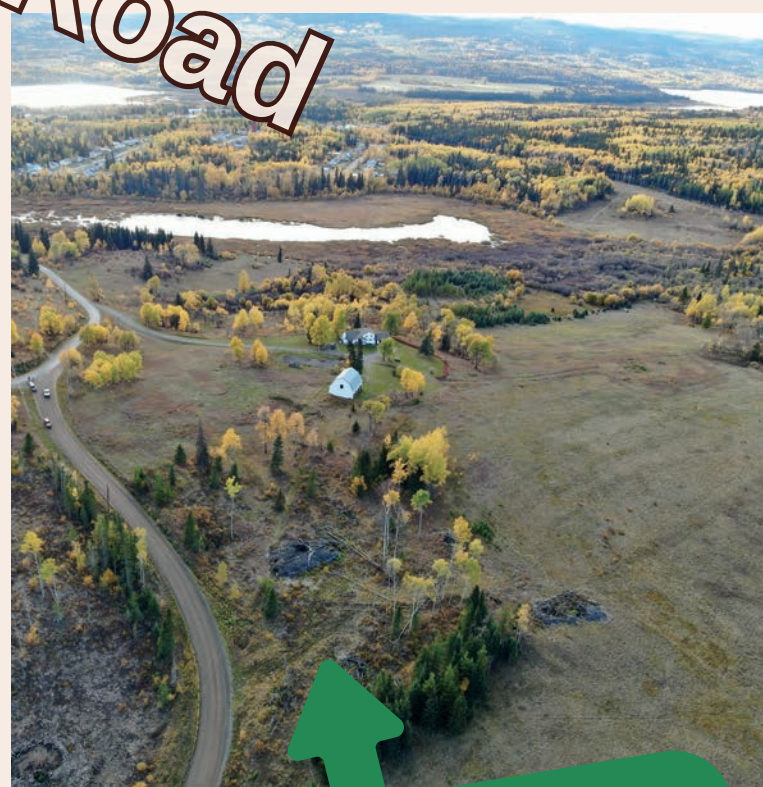
Burns  
Lake

**FULLY  
SERVICED**

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# Gowan Road

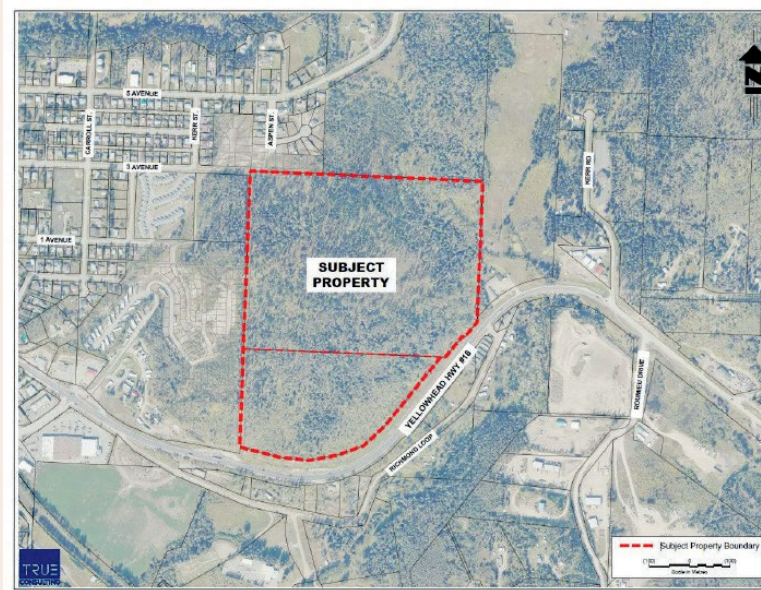


## Lifestyle & Recreation

**Gowan Road** is home to a recreation and lifestyle parcel of paradise. Join us in developing more than 160 acres of prime land earmarked for all the activities that make a community a fun place to live and enhance the unique opportunities Burns Lake already offers. It has open spaces wide enough for a golf course, vertical heights steep enough for sliding sports, outdoor bowls picturesque enough for a performance amphitheater, and any number of other leisure activities to get the mind and body animated.

This property at the top of town is already home to a popular Air BnB destination (The Magee House) and is only a short pedal between the well-used Rod Reid Nature Trail feature, the Kager Lake campground, the Boer Mountain biking network, and the Burns Lake Community Forest wilderness areas.

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## Village Heights, a developer's dream.

It's a rare opportunity when a municipality can offer up 86 concurrent mixed-use acres for the purpose of building hundreds of homes and commercial ventures; all in close proximity to the downtown commercial district, the transportation network that services regional travel, the popular lakefront lifestyle amenities of Burns Lake, and the renowned outdoor recreation options including the Boer Mountain biking facilities.

The plans are currently in the concept phase, open to your urban planning vision. There is fantastic transportation connection, a high demand for housing, no pre-existing infrastructure impediments, and the entire project area is zoned UR-Urban Reserve for maximum developer flexibility. Imagine the possibilities through your own developer's lens and break ground your way...all within a stable, established northern B.C. village at the hub of a robust regional economy.

To see an example fly-over of the Village Heights proposed housing project, visit the Village of Burns Lake's economic development website [invest.burnslake.ca](http://invest.burnslake.ca) or contact our Economic Development Officer. The municipality is motivated to hear your proposals for all or part of Village Heights.