



For Sale - Investment Opportunity

Powder King Mountain Resort | Azouzetta Lake Resort

All Season Destination Resort | Fully Operational Ski Resort

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Powder King Mountain Resort

Colliers International is pleased to present the sale of a fully integrated all-season, master planned resort community located in Northern British Columbia.

This offering includes both the Powder King Mountain Resort as well as the Azouzetta Lake Resort. Located at the base of the Pine Pass which connects the Peace River District to British Columbia's MacGregor/Cariboo Region. Together with the Azouzetta Lake Resort, Powder King presents a once-in-a lifetime opportunity to step into a world-class winter sports haven that lives up to its name.

The Powder King Mountain Resort is an all-season destination ski resort that offers over 900 acres of skiable terrain, 37 runs, three lifts and over 40 feet of annual average snowfall. The area is world renowned for snow consistency and quality as it is ranked #4 in North America and #1 in Canada for snow.

The Resort has a Master Plan Agreement with the Province which allows for base area development ongoing build out of services and residential/hotel development. There is a three phase development plan which allows for land acquisitions, real estate development, commercial development, ski runs, lifts, and summer recreation activities.

Asking price - \$8,250,000

Features

- 50 room hostel style hotel
- Dining room and lodge (with licensed pub)
- Day use cafeteria
- 2 cabins with staff accommodations
- Master plan with extensive expansion and existing development infrastructure including comprehensive private water system, sewage treatment and natural gas
- Service and accessory building
- Hydro electric power, Natural Gas and on-site, expandable sewage treatment utilities



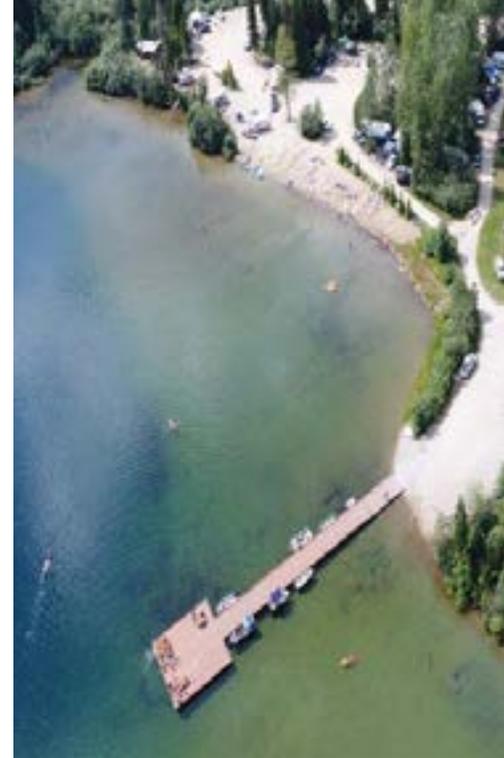
[Watch the Powder King video Here!](#)



Azouzetta Lake Resort

Azouzetta Lake, at an elevation of 876m, is located in the Hart Range of the Northern Rockies of British Columbia

The lake lodge is located six kilometers north of the Powder King ski hill. The lodge offers accommodation year-round and is situated on the pristine 340 acre lake. The resort has several A-frame cabins including 18 private units as well as RV sites, summer camping, a manager's residence and convenience store. The lake supports rainbow trout and an array of natural wildlife as well as numerous recreational opportunities such as kayaking, canoeing and boating as well as mountain biking, hiking, and other pursuits nearby.





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