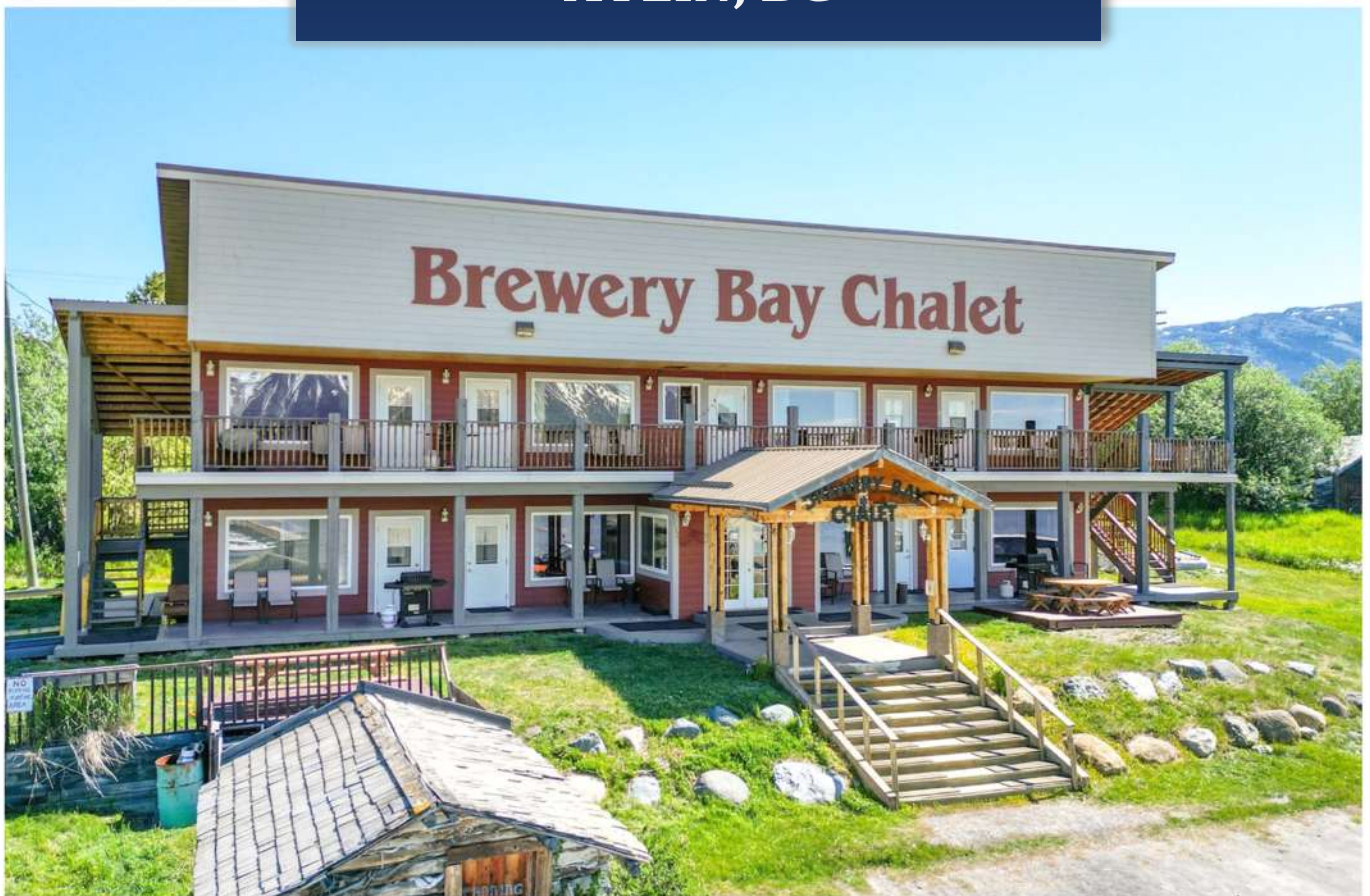




McCowan's
SPORTING PROPERTIES

BREWERY BAY CHALET

ATLIN, BC



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BREWERY BAY CHALET

ATLIN, BC

PROPERTY DETAILS:

LISTING NUMBER:	#1078
PRICE:	\$899,000
TYPE:	Motel
LOCATION:	Town of Atlin in the Northwest corner of British Columbia
SIZE:	0.41 Acre
TITLE:	Freehold

DESCRIPTION:

Atlin is a special town in Northern BC that will steal your heart.

Looking out of the Brewery Bay Chalet, set across from the lakeshore, you are eye to eye with Atlin Mountain which is the epitome of the town itself. This iconic view, which quite often also includes a floatplane, is the backdrop for the Chalet.

The Chalet includes 8 two-bedroom suites each with a kitchen and full bathroom. These suites draw guests all times of the year with workers utilizing the Chalet, as well as tourists seeking the Atlin experience and recreation. This is a simple, yet lucrative business in the best location in town. Management is in place and willing to stay for a new owner or come and experience this lifestyle for yourself.

The Chalet has had recent upgrades, including siding and is well maintained and kept. Repeat clientele are in place and the motel stays busy with limited accommodation being available in the Atlin area.

Recreation here is abundant year-round with endless crown land to explore or take your boat out on Atlin Lake and experience the thrill of reeling in a big Laker!

Whether purchasing for an investment or a lifestyle change this opportunity provides the liberty of both options.

AREA DATA:

Atlin is a small, isolated community in the far northwest corner of BC situated on the eastern shoreline of Atlin Lake, the province's largest natural lake. Atlin is often referred to as the 'Switzerland of the North' due to the unparalleled beauty of the area.

Glacial-fed Atlin Lake is 6 kms wide and 135 kms long set in a wide, wilderness valley surrounded by snow-capped mountains. Atlin is a 2-3 hour drive from Whitehorse, YT or Skagway, Alaska. The town has 400 - 500 residents who call Atlin home year-round. In the summer Atlin's population increases; miners return to the creeks, summer houses are opened up and areas accessible only in the summer months call.

Though mining and tourism underpin the economy of Atlin, there is a robust artist community including, musicians, painters, photographers, authors and other artisans. Others move here to retire as the area is known for its clean water, fresh air and huge backcountry to explore.

Note: Atlin does not have cell phone service. This allows you to truly be present in this beautiful surrounding.

RECREATION:

Embrace the natural beauty of Atlin in the summer, by going fishing on the province's largest natural lake, a true hidden jewel. Atlin Lake and nearby rivers are popular for fishing, with opportunities to catch Lake Trout,

Whitefish and Arctic Grayling. The expansive Atlin Lake is also ideal for kayaking and canoeing.

The area is rich in wildlife, including moose, bear, goat, sheep and various others. This is a perfect destination for hunting and photography, as well as observation of the beautiful wildlife Atlin holds.

During the winter months, experience ice skating on Atlin lake, cross country skiing, snowshoeing, snowmobiling or the most popular choice of activity: Ice fishing.

ECONOMIC GROWTH & POTENTIAL:

Be encouraged to capitalize on the continuous growth of the tourism industry that Atlin has to offer. Countless opportunities are available in this quaint town, since it is busy during on and off season, due to the rare beauty it has to offer.

Atlin's natural beauty including its lakes, mountains and wildlife attracts outdoor enthusiasts all year round. Therefore, it constantly contributes to the local economy through visitor spending on accommodation, dining and services. Brewery Bay Chalet is a key factor when exploring Atlin, as accommodation is limited here. It is the go-to for accommodation for government and industry workers that require frequent visits to the town of Atlin making them excellent repeat clientele.

Overall, with strategic development, Atlin can harness its natural resources and tourism potential to foster economical growth.

CLIMATE:

Atlin has a subarctic climate with long, cold winters and short, mild summers. The westerly location and minor Pacific influence, however, make the winters markedly less severe than in most of northern Canada, and the town is among the northernmost in Canada with a mean annual temperature above 0 °C (32 °F). Precipitation is generally light, with less than 200 millimetres (7.9 in) of actual rainfall per year, and a snowfall less than that of markedly milder Juneau on the coast.

HISTORY:

Atlin, BC has a rich history that dates back to 1898, where the discovery of gold in Pine Creek came into place – The Gold Rush era.

Two men, most known as, the “founders” of Atlin, are Frederick Miller and Kenneth McLaren, who staked claims along the nearby Pine Creek in 1898, to which was the start of one of the richest offshoots of the Klondike Gold Rush. This is when the town of Atlin was born. The discovery

of gold attracted thousands of prospectors. This influx led to a rapid growth in population and the establishment of the bustling town. As a key supply point for Klondike miners, Atlin then developed the infrastructure, including stores, hotels, and services – becoming a vibrant community. Buildings from that era still exist and are scattered throughout town.

Gold has played an important part in the recent (last hundred years) history of the area. Gold mining, as well as mining for silver and other minerals, still continues today, however, the number of miners working the creeks is a far cry from the 10,000 during the gold rush heyday.

In recent decades, Atlin has now shifted towards Tourism. By leveraging its natural beauty and historical significance to attract visitors, this has helped this vibrant town to continue its modern-day growth. Atlin may be small, but the radiant community balances its historical roots with modern economic opportunities

INFRASTRUCTURE: 4,264 sq. ft. Motel with 8 two-bedroom suites with kitchenette and full bathroom.
Office, Laundry, Covered Entryway

YEAR BUILT: 1995. Current owners have been in place since 2007.

SERVICES: POWER: Hydro
HEAT: 2 Oil fueled water boilers (oil tank filled once a month in winter)
SEWAGE: Septic holding tanks (pumped every 10 days or so)
WATER: Lake intake (2 large UV filters for treatment)

STAFF: 1 Manager and 2 part-time staff. Staff is willing to stay on.

IMPROVEMENTS: New hardy board siding completed in 2020.
New landing and stairs at each end of the building.
Enlarged the office and covered entry.

PROPERTY TAXES: \$2,880.71 for 2024 (all 5 titles combined)

LOCATION: Heart of Atlin, 175 kms south of Whitehorse, YT

AMENITIES: Atlin holds all the essential services needed: Medical Clinic, RCMP detachment, ambulance service, fire department, BC government agent, school (K-9), churches, Northern Lights College branch, library and post office.

GPS COORDINATES: 59 34'29.82"N 133 42'24.51"W

PID's: 5 Titles: 014-904-764
014-899-825
024-089-885
014-904-471
014-899-833

ZONING: No zoning





