

Investing Opportunities: Lillooet



Lillooet BC is located 85 km west of Cache Creek and just over 130 km north of Whistler on the Duffy Lake Road – if you've never made the trip, you're missing out on a most beautiful part of British Columbia.

We've spent some time in the Lillooet area over the past several years working with local companies in a coaching capacity. Both Norm and I are quite excited about the opportunity of the region.

Incorporated as a community in 1946, and as a District Municipality in 1996, Lillooet has a rich indigenous history and remains one of the main population centres of the St'át'imc Lil'wat Nation, an [Interior Salish](#) people. The region's history is strongly associated to BC's early mining industry as Lillooet was the original Mile '0' of the Cariboo Gold Rush Trail which traced from Lillooet along the Fraser River to its northern conclusion in Barkerville.

Over the years, forestry, mining, and agriculture all played significant roles in the economic viability of the region. Today, thanks to Whistler's emergence as an international destination, tourism has become a significant economic driver to the district which is located only 3.5 hours from Vancouver.

One of the warmest areas of Canada, Lillooet's emerging wine industry is now attracting attention. This will undoubtedly create more opportunities for tourism as land prices in the District are very affordable compared to similar properties located in the Okanagan wine belt.

While tourism may not be of interest to many investors, we like the potential of the area. BC Hydro plans to spend more than \$ 1 Billion on nearby Bridge River system upgrades at Seton Dam and the Lejoie Dam. Both projects will bring a significant number of workers to the area and, with them, increased demand for housing, food, supplies, and services.

As the region prepares for BC Hydro's upgrading projects, the rebuilding of nearby Lytton – located 55 miles to the south – appears to be moving ahead. Lytton was devastated by wildfire June 30, 2021. The Government of Canada has committed \$64 Million through Infrastructure Canada for Public Buildings, \$ 6 Million to residential rebuilds, and another \$ 7.2 Million to re-establish small and medium-sized businesses in the region. As people return to Lytton, opportunities exist for those who can help rebuild the community.

Lytton notwithstanding, our initial analysis of the region suggests that there is both a lack of housing alternatives, and insufficient services to suit the existing population. We feel opportunities exist for entrepreneurs, construction companies, investors, and developers (as well as vintners) who are willing to commit time, money and energy into building viable businesses.

Here is some more information on Lillooet

<https://lillooetchamber.ca/>

<https://en.wikipedia.org/wiki/Lillooet>

<https://www.slrd.bc.ca/inside-slrd/notices/s/bridge-river-bc-hydro-projects-update>

<https://canada.constructconnect.com/dcn/canadian-construction-tenders/british-columbia/squamish-lillooet>

We have one listing for a profitable business for sale in Lillooet which is run remotely and you can find information here

<https://www.pivotleader.com/profitable-bakery-coffee-shop>