

## Investing Opportunities: Lillooet



Lillooet BC is located 85 Km west of Cache Creek and just over 130 km north of Whistler up the Duffy Lake road. Having spent some time in the area over the past several years working with some of the local companies in a coaching capacity, both Norm and I are quite excited about the opportunity of the region.

Surrounded by 7 First Nations the area has a long history including being the location of Mile Zero on the gold rush trail up to Barkerville. Over the years, forestry, mining, and farming have played a significant part in the economic viability of the region. The tourism trade has increased in the last decade as people have discovered the beauty of the region and the close proximity to Vancouver - 3.5 hours.

Known as one of the warmest areas of Canada, the area has a young winery industry that is starting to shoot up. This will undoubtedly create increased opportunities for tourism as land prices for these crops are much cheaper in this region than they are in the wine belt of the Okanagan.

While tourism is probably not of interest to many investors, the reason we like this area for potential investors is the fact that BC Hydro is going to be spending considerable money, in the area of \$1 Billion dollars in the next decade on a couple of projects, specifically the Lejoie Dam upgrade and the Seton unit replacement project. These projects will require a significant number of workers with housing, food and supplies flowing through Lillooet. Additionally after the Lytton fire and subsequent devastation of the townsite, it appears that the governments are spending money replacing some of the buildings that were lost in the fire. Should the population return to the area there will be considerable construction projects needed to replace housing and infrastructure.

Our initial analysis of the region suggests that there is a lack of housing alternatives as well as infrastructure related supply. We think that there are opportunities for entrepreneurs, construction companies, investors, and developers (as well as vintners) who are willing to put some 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>