



**84.26 Acres with Commercial Building**  
Lillooet, BC



[bcfarmandranch.com](http://bcfarmandranch.com)

**Robbi-Layne Robertson**  
[RLR@bcfarmandranch.com](mailto:RLR@bcfarmandranch.com)  
**(250) 457-7603**

# 84 Acres with Commercial Building

## 285 Jones Road, Lillooet, BC

### PROPERTY DETAILS

Listing Number: 165306KA  
 Price: \$1,399,000  
 Taxes (2025): \$19,166.37  
 Size: 84.26 acres  
 SQUARE FOOTAGE 10,600sqft  
 APPRAISAL REPLACEMENT COST (2021) - \$2,650,000

### DESCRIPTION

Large two storey commercial building, 10,600 ft<sup>2</sup> on 84 acres of agriculture land in Lillooet. Suitable for a wide variety of businesses or learning institutions. Building is steel construction with special wiring, heating, lighting, intercom and insulation. Five large production laboratories, one with a shipping/receiving bay, four research rooms, a sterile room, plus board room, five offices, reception area, two kitchens, laundry room, five washrooms and several more storage rooms. Has a fenced garden area with pond, fruit trees, grapes and vegetables. Immediately adjacent to the airport. 84 acres are relatively flat with trees and a few areas that have been cleared. Very private. Ready for a new project.

### Lillooet Production Facility

#### Main Floor Space

Foyer  
 Reception  
 Stairwell 1  
 Stairwell 2  
 Office # 1 - 14' x 14' (96 ft<sup>2</sup>)  
 Office # 2 - 14' x 15' (210 ft<sup>2</sup>)  
 Mens Room - 8' x 5'6" (944.8 ft<sup>2</sup>)  
 Ladies Room - 8' x 6' (48 ft<sup>2</sup>)  
 Staff Lunch/Laundry - 10'6"x 14'6" (154.7 ft<sup>2</sup>)  
 Mechanical Room - 9'6" x 5'6" (53.7 ft<sup>2</sup>)  
 Overhead Door - 10' x 10' (100 ft<sup>2</sup>)  
 Lab 1 - 17' x 14'6" (248.2 ft<sup>2</sup>)

Lab 2 - 17' x 14'6" (248.2 ft<sup>2</sup>)  
 Lab 3 - 17' x 13'6" (231.2 ft<sup>2</sup>)  
 Lab 4 - 17' x 13'6" (231.2 ft<sup>2</sup>)  
 Lab 5 - 49' x 28'6" (1401.4 ft<sup>2</sup>)  
 Lab 6 - 19'10" x 24'6" (469.8 ft<sup>2</sup>)  
 Lab 7 - 19'10" x 24'6" (469.8 ft<sup>2</sup>)  
 Lab 8 - 19'10" x 24'6" (469.8 ft<sup>2</sup>)

### Upper Floor Space

Boardroom - 26'x 24" (624 ft<sup>2</sup>)  
 Mens Room - 10'6" x 14' (148.4 ft<sup>2</sup>)  
 Ladies Room - 10' x 7' (70 ft<sup>2</sup>)  
 Kitchen/Coffee Room - 7'3" x 14' (102.2 ft<sup>2</sup>)  
 Shower/Lockers - 10' x 6'4" (64 ft<sup>2</sup>)  
 Office # 1 - 16'10" x 14' (225.4 ft<sup>2</sup>)  
 Office # 2 - 13' x 18'6" (241.8 ft<sup>2</sup>)  
 Library - 13'8" x 14' (193.2 ft<sup>2</sup>)  
 Lab 9 - 20' x 20'6" (412 ft<sup>2</sup>)  
 Lab 10 - 24' x 24'6" (590.4 ft<sup>2</sup>)  
 Lab 11 - 24' x 24'6" (590.4 ft<sup>2</sup>)

### LOCATION

Lillooet, BC

### DIRECTIONS

Take Airport Road off of Highway 12 and follow it up the hill and around a sweeping bend. Turn left on Jones Road and then right onto Discovery Drive. This is the driveway to the property.



## AREA DATA

### Lillooet

The town of Lillooet (population: 2,324) is spread along a grassy bench of land overlooking the mighty Fraser River and set against a backdrop of the Coast Mountains. Lillooet's spectacular geography is accompanied by a rich culture and history experienced today at heritage sites and on cultural tours.

### Climate

At an elevation of 250 metres (820 feet), Lillooet enjoys a semi-arid climate with over 300 hours of sunshine during summer months and fewer than 80 days of precipitation annually, totalling 390 mm (15 inches). The low precipitation and humidity makes Lillooet an ideal location for tomatoes, hops and vineyards.

## RECREATION

Popular activities in the area include:

- Boating (Pavilion and Fountain Lakes)
- Mountain biking
- Fishing
- Horseback riding
- Gardening (you can grow anything here if you can water it)
- Snowmobiling
- Back country skiing
- Gold panning
- Hunting
- ATVing
- Snowmobiling
- Ice Climbing

## HISTORY

Founded as Mile 0 on the wagon road leading to the Cariboo and Barkerville gold fields, Lillooet was a child of the Gold Rush. At its peak the town of Lillooet swelled to almost 15,000 residents. The original town name was Cayoosh Flat because of the good grazing

that cayuses (Indian Ponies) found there. The town was renamed in the mid-1860s in honour of the Leelwat First Nations people who live in the region.

## MAP REFERENCE

50°40'28.29"N and 121°53'12.43"W

## BOUNDARIES

This property is located immediately adjacent to the Lillooet airport. The Lillooet municipal airport is located at 325 Jones Road (exit from Highway 12 onto Airport Road) on the East side of the Fraser River. The runway is 3,990 feet long and 70 feet wide with a clearing of 50 feet and will land a 40,000 pound plane. The services provided by the Lillooet Municipal Airport are fuel sales, tie downs, pilot lounge and two trailer pad rentals. Fuel sales are via an automated Card Lock System. This system accepts VISA, MasterCard, Discover Card and the Lillooet Municipal Airport credit cards.

## SERVICES

- Electricity
- Septic
- Water tank (8' x 10' x 12')

## IMPROVEMENTS

- 10,600 ft<sup>2</sup> building
- Electrical and water house
- Fenced garden area

## ZONING

AGR: Agricultural and Rural Resource

## LEGAL

District Lot 2 Lots 1296, 1297 and 1305 Lillooet District Plan 31053. PID 003-817-628





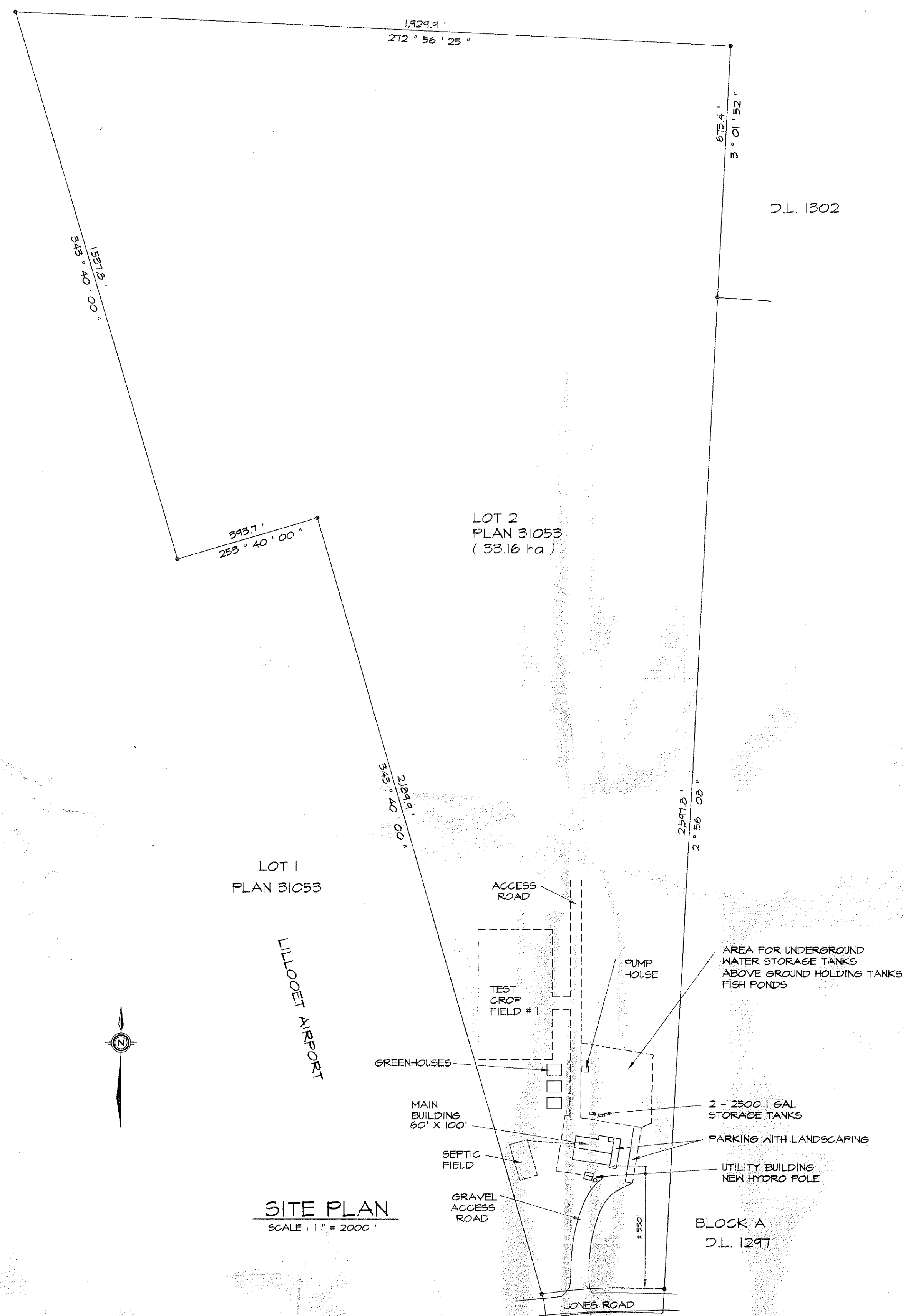












**PROPOSED TECHNOLOGY CENTRE  
LILLOOET, B.C.**

BUILDING : OFFICES - GROUP D  
LABORATORIES - GROUP F, DIV. 3

SIZE : 60' X 100' + entry area = 6500 SQ. FT. (595.3 m<sup>2</sup>)

PART 1 - SMALL BUILDING  
REFERENCE SECTIONS : 9.2.2.55 / 9.2.2.76

- GROSS AREA LESS THAN 800 m<sup>2</sup> ON EACH FLOOR
- NOT SPRINKLERED
- COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION
- FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH MINIMUM FIRE RESISTANCE RATING OF 45 MINUTES.
- LOAD BEARING WALLS AND COLUMNS SUPPORTING AN ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF 45 MINUTES OR OF NON-COMBUSTIBLE CONSTRUCTION

**DESIGN CRITERIA :**  
LILLOOET, BC

SNOW : S<sub>s</sub> = 1.4 kPa (40 psf)  
S<sub>r</sub> = 0.1 kPa (2.1 psf)

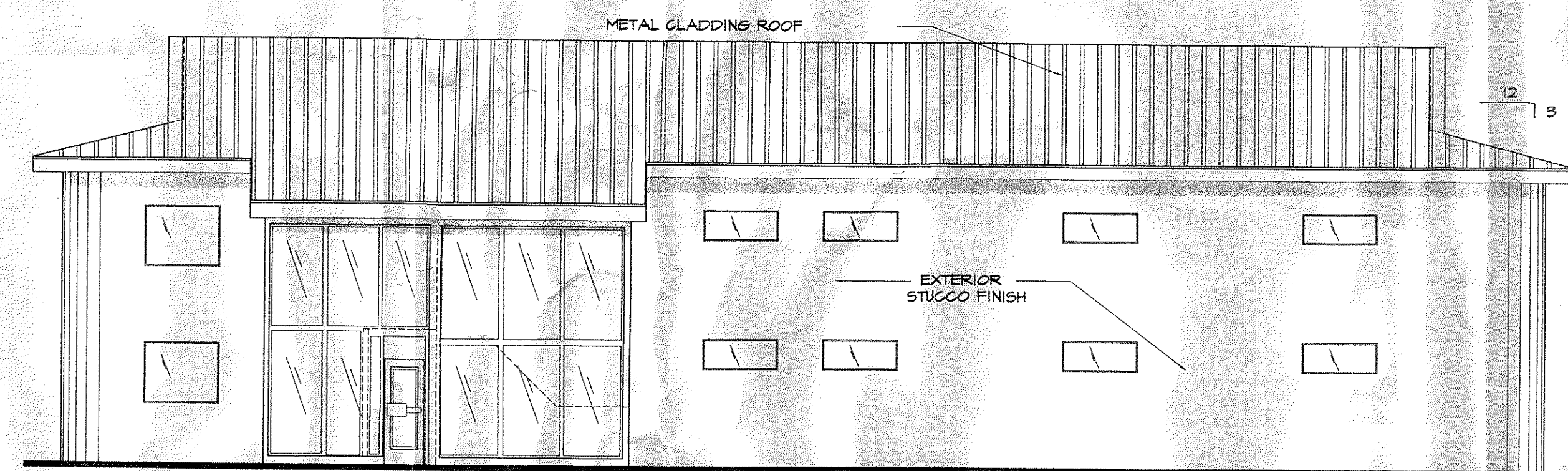
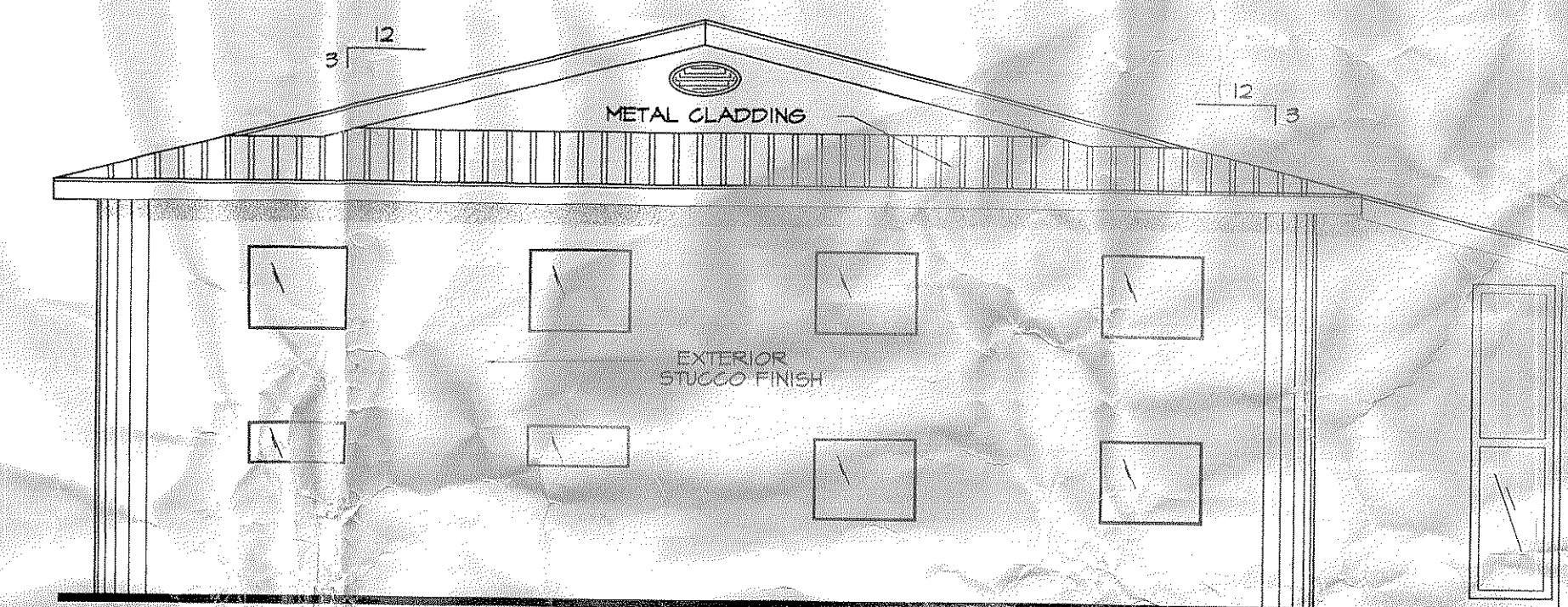
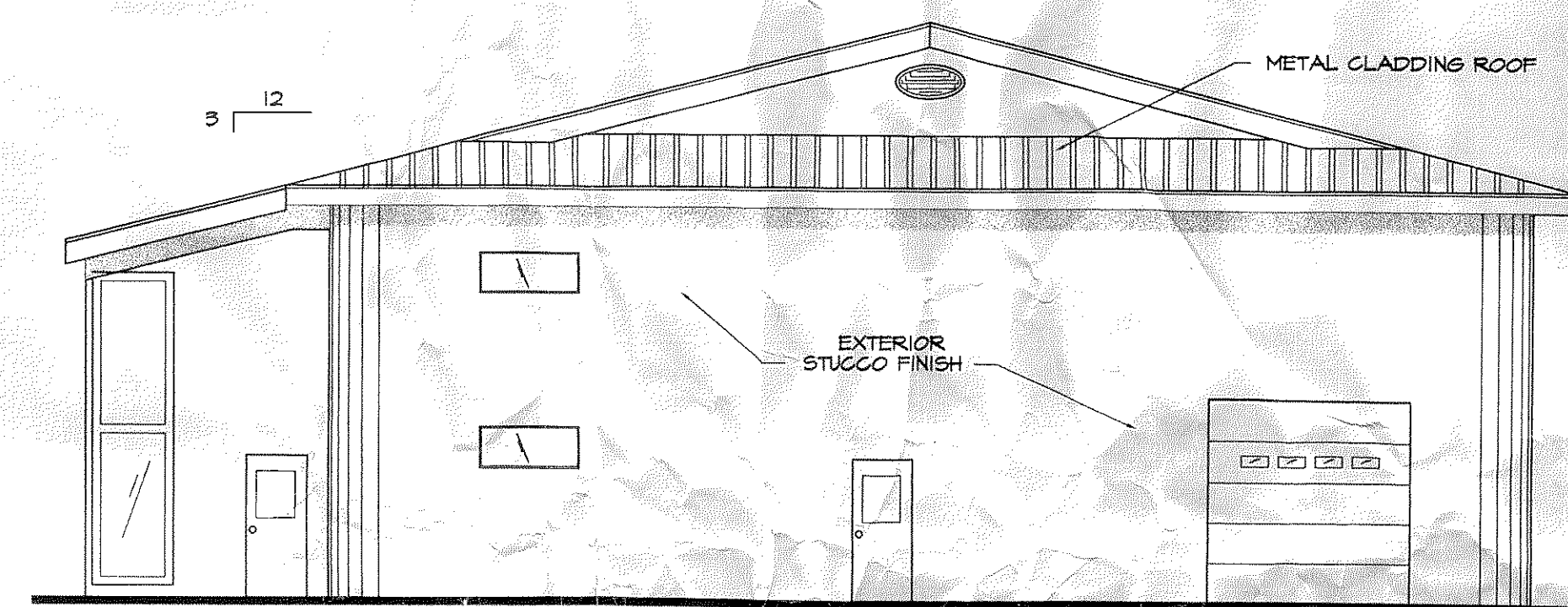
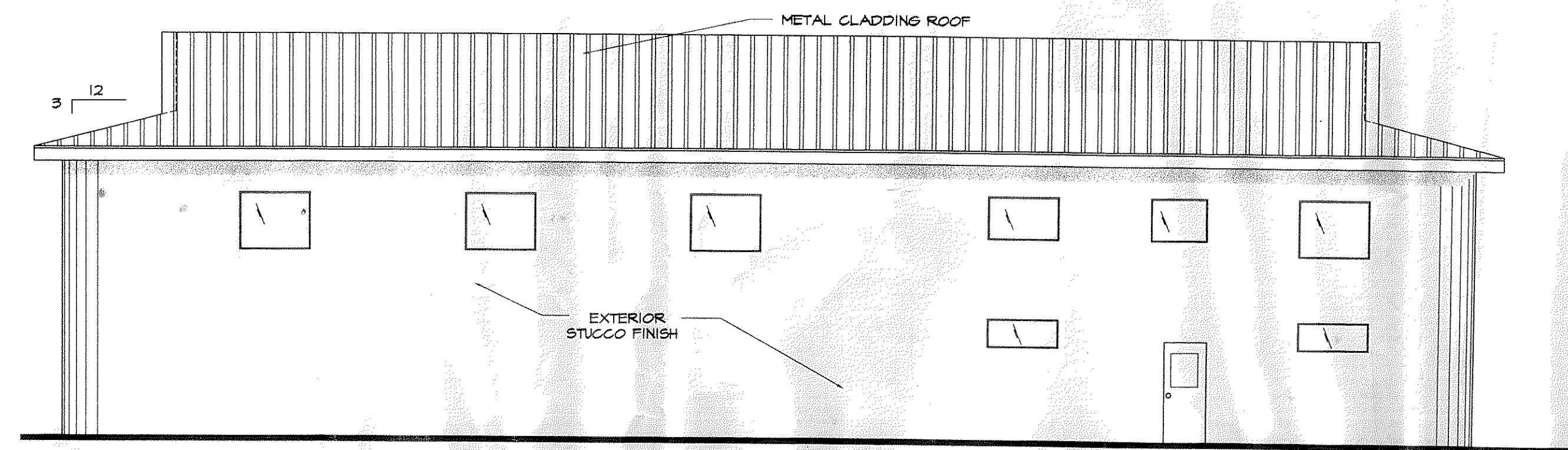
WIND : q<sub>30</sub> = 0.39 kPa (8.1 psf)

SEISMIC : Z<sub>a</sub> = 1, Z<sub>v</sub> = 2, v = 0.10

MINIMUM FROST DEPTH : 0.90 m (3.0')

MAIN FLOOR MIN. 4.8 kPa LIVE LOAD

SECOND FLOOR MIN. 3.6 kPa LIVE LOAD



**LEGEND**

- A1 SITE PLAN & ELEVATIONS
- A2 MAIN & UPPER FLOOR PLANS
- S1 FOUNDATION PLAN & STRUCTURAL DETAILS
- S2 TYPICAL BUILDING SECTION & STRUCTURAL DETAILS
- S3 STRUCTURAL DETAILS
- S4 ROOF & FLOOR FRAMING PLANS

|   |                            |  |
|---|----------------------------|--|
| A | ISSUED FOR APPROVALS       |  |
| B | ISSUED FOR BUILDING PERMIT |  |
| C |                            |  |
| D |                            |  |
| E |                            |  |
| F |                            |  |

Drafting by :  
DBM TECHNICAL SERVICES  
DESIGN AND DRAFTING  
Kamloops, B.C.

Phone : 828 - 1411  
Fax : 374 - 0944

Structural Engineering by:  
APPLE CONSULTING ENGINEERING  
SERVICES INC.  
Kamloops, B.C.

Phone : 828 - 2519  
Fax : 828 - 9518

CATARICO DEVELOPMENTS INC.  
TECHNOLOGY BUILDING

SITE PLAN  
ELEVATIONS

DATE : JUNE 01 / 99

SCALE : AS NOTED

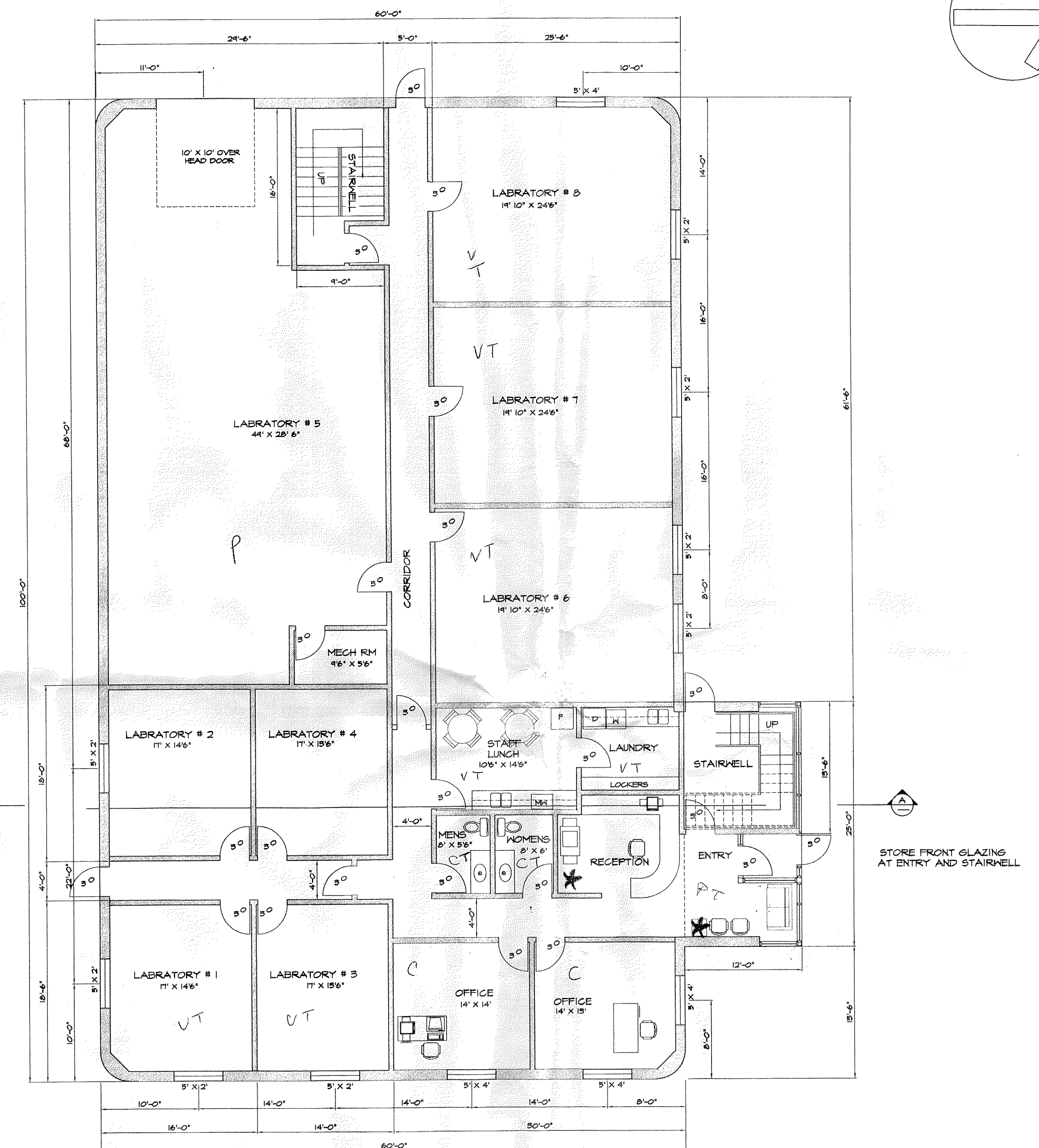
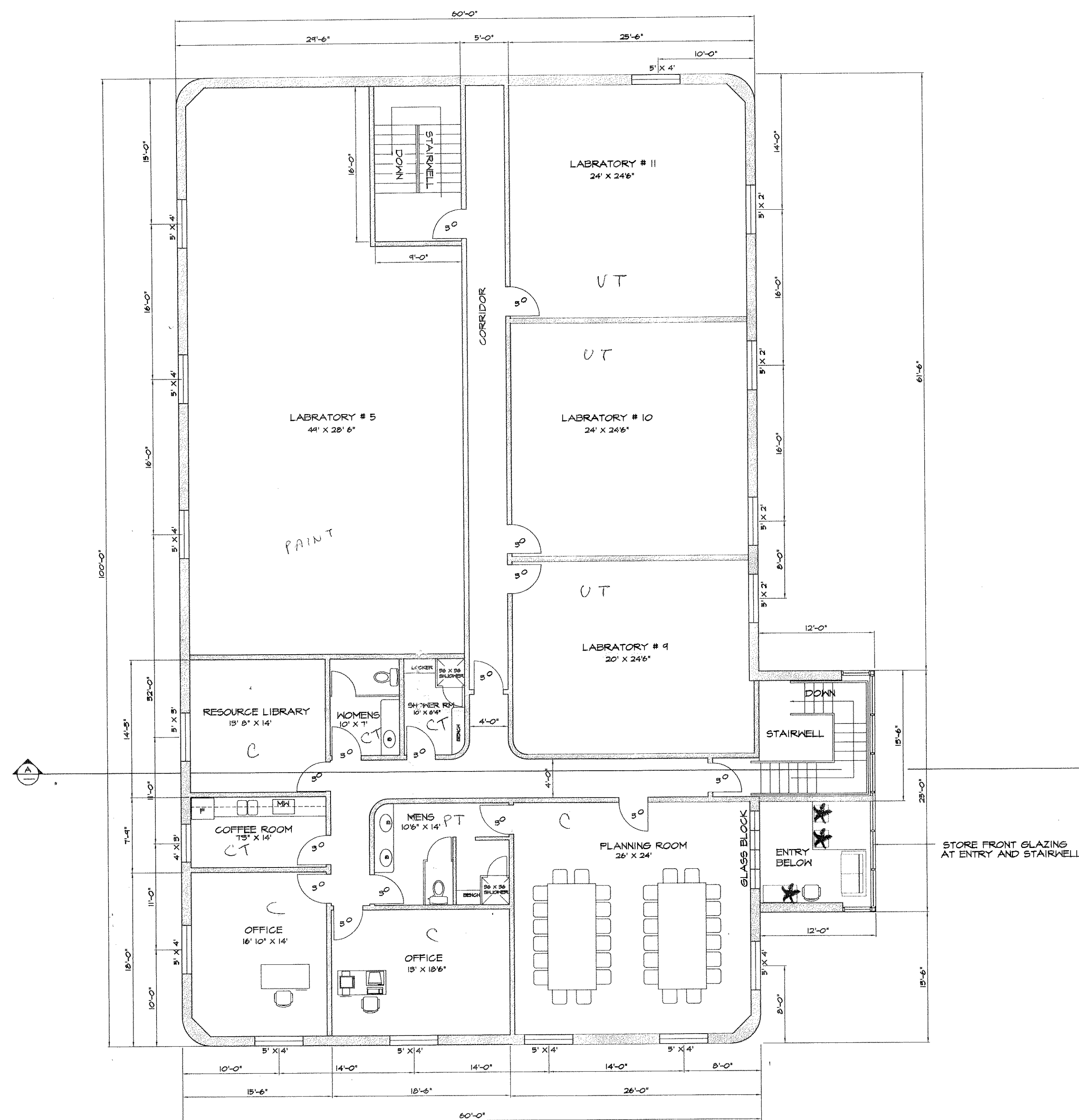
Drafting by DBM

DWN. BY : DBM

SHEET No.

A1





|   |                            |   |                             |                     |           |
|---|----------------------------|---|-----------------------------|---------------------|-----------|
| A | ISSUED FOR APPROVALS       | Drafting by :<br>DBM TECHNICAL SERVICES                                     | CATARICO DEVELOPMENTS INC.  | DATE : JUNE 01 / 99 | SHEET No. |
| B | ISSUED FOR BUILDING PERMIT | DESIGN AND DRAFTING<br>Kamloops, B.C.                                       | TECHNOLOGY BUILDING         | SCALE : AS NOTED    | A2        |
| C |                            | Structural Engineering by:<br>APPLE CONSULTING ENGINEERING<br>SERVICES INC. | MAIN & UPPER<br>FLOOR PLANS | Drafting by DBM     |           |
| D |                            | Kamloops, B.C.  |                             | DWN. BY : DBM       |           |
| E |                            |   |                             |                     |           |
| F |                            |   |                             |                     |           |

DRAWING NAME: ACAD/DBM/STADE/TAI-CAN BIOTECHNOLOGIES INC.





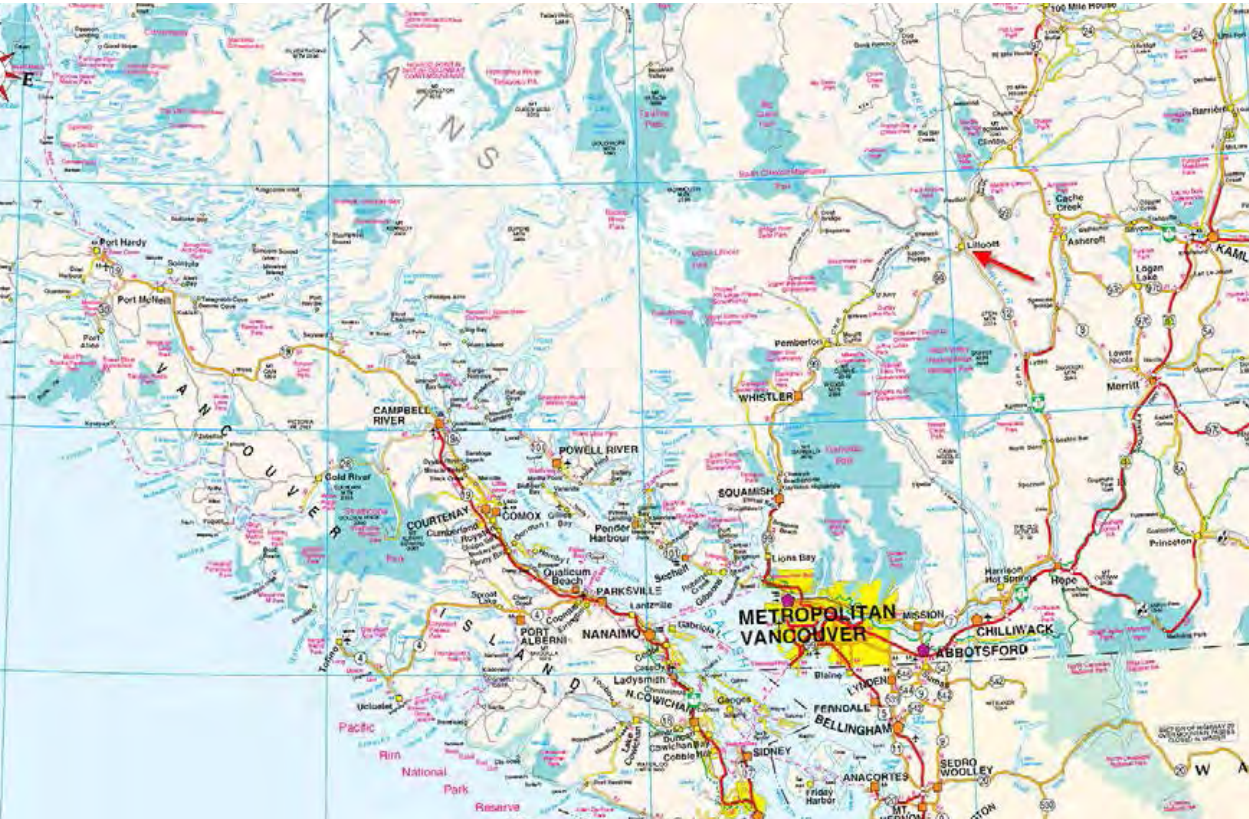
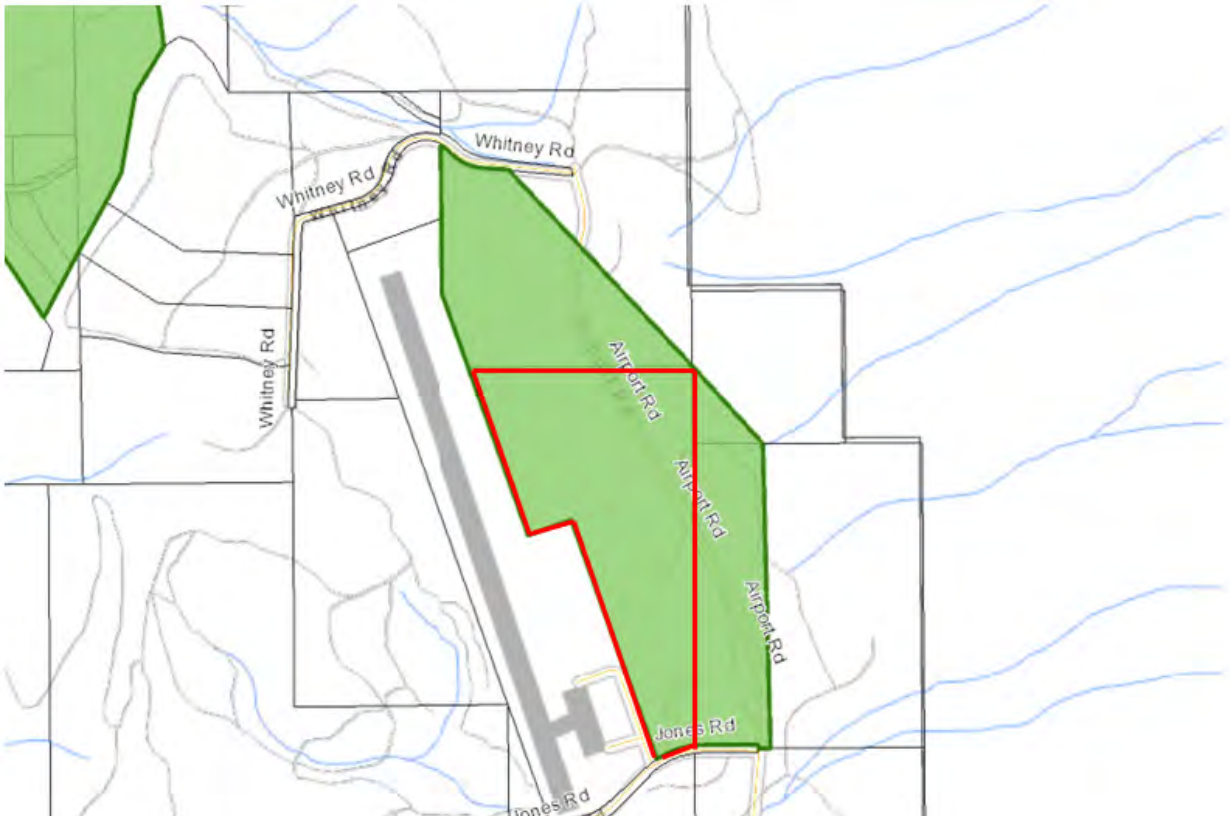
















**B.C.'s Leader in Agriculture Real Estate**



**Robbi-Layne Robertson**  
**Representative**  
**[RLR@bcfarmandranch.com](mailto:RLR@bcfarmandranch.com)**  
**(250) 457-7603**

---

**BC Farm & Ranch Realty Corp.**  
2014 Whatcom Road  
Abbotsford, BC V3G 1Y9  
(604) 852-1180 Fax: (604) 852-1191  
(250) 832-5222