

# WELCOME TO BLACHFORD LAKE LODGE & WILDERNESS RESORT

**\$1**

**5459**  
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HEAT		INSULATION		BUILDING		LOT	
Type	PELLET BOILER	Ceiling: R		Sq.ft	Multiple Buildings	Lot Sz	10.2 Acres
Annual Cost		Walls: R		Age	1981/1999	Taxes	
Litres Over		Floor: R				Year	
Last 12		Skirting: R				Plan	Q58 I/2-1-21
Months							

### SPECIAL FEATURES /FURNISHINGS:

This world-class tourism facility failed to make it through the Covid pandemic era with its travel restrictions and the complete shutdown of the tourism industry but is being offered for sale through a Court-appointed Receivership sale just as the industry reopens busier than ever.

The operation started in 1981 as a single cabin, grew into a seasonal fly-in fishing operation with the main lodge built in 1999. Since then, it has diversified into a highly rated, year-round multi-faceted wilderness resort focused on eco-tourism and international winter aurora viewing, hosting corporate and government retreats and destination weddings as well as fishing, snowmobiling, skiing and hiking. It has an estimated replacement value of approximately \$6M and had been previously offered for sale at \$4M when it was still a fully staffed ongoing business.

It is located on an otherwise unoccupied 18 km long unspoiled wilderness lake just 25 minutes away by Twin Otter from Yellowknife. The lake offers walleye, whitefish, lake trout and pike with the chance to spot eagles, loons, wolves, moose, wolverines, and even muskoxen in the area.

Between the main lodge and 5 smaller guest cabins the guest capacity is 35 people with additional cabins for up to 24 staff. The lodge has a large dining room, bar, conference room, aurora viewing lounge and decks, a sauna and a hot tub. It has up to date, environmentally friendly systems including a wood pellet boiler, state of the art solid waste composting system and a large array of solar panels supplementing its power generator.

This is an opportunity to invest in a one-of-a-kind property that offers incredible potential for both personal and financial gain. For more information, check out the corporate website at <https://blachfordlakelodge.com/> and contact us for a comprehensive detailed information package brochure. A full financial package will be made available to qualified purchasers upon signing an NDA.

The vendors will be reviewing all offers submitted by July 19th with tours of the property preliminary scheduled to be coordinated by the Receiver during July 10 – 14th.