

## **Northstar Camp – Fishing Lodge & Outpost in Canadian Wilderness**

*Incredible natural beauty – Fly-in fishing camps – Lots of upside potential*  
Lynn Lake, Manitoba CANADA

### **Financials**

**Asking:** \$299,000

**FF&E:** \$64,000 (included in Asking Price)

**7-Day Rate:** \$1,250 US/person

**Lease & Permits:** \$1,100 CND/year

**Real Estate:** 99-year lease from Province of Manitoba, Lands Branch

### **Business Summary**

Originally built in 1989 as a personal Lodge, Northstar Camp continues to be maintained primarily for the enjoyment of its owners, with guests invited on an exclusive basis during the summer months. Located in the heart of unspoiled wilderness and only reachable by float plane, Northstar Camp ensures a private fishing experience to remember.

Northstar Camp is located on 185,000 acres of breathtaking Canadian wilderness in northwest Manitoba, and is set-up to be run as either a private retreat or a business. The camp is accessible by float plane only from June through September. Campers can drive or charter a flight from Winnipeg International Airport to Lynn Lake, where Transwest Air provides air service to the camp. Winter access is available by snow mobile. While the camp owns two float plane docks, the 1.5 miles of pristine sandy beaches make for easy disembarking directly onto shore.

Sport fishing enthusiasts can enjoy 16 weeks of fishing from late May through mid-September. The camp practices a strict Catch and Release policy of trophy fishing. All of the lakes provide exceptional fishing for Lake Trout, Walleye and Northern Pike. The remote, unspoiled wilderness is habitat for a host of animals, including black bear, moose, bald eagles, pine grouse, porcupine, beaver and myriad waterfowl and fur bearing creatures. The Northern Lights can be viewed in the night sky during the months of August and September.

### **General Information**

**Employees:** Seasonal

**Facilities:** The Lodge at Tenklei Lake is located 48 nautical miles from Lynn Lake, or approximately 60 miles via snow mobile, and 800 miles northwest of Winnipeg. Northstar Camp has exclusive fishing rights for the 185,000 acre property, which is leased from the Government of Manitoba, Lands Branch. There is approximately 60 years remaining on the 99-year lease (permits must be renewed annually), and the lease is completely renewable. The main Lodge was built in 1989 and renovated in 1995, and is made from native pine logs found on the property. It has a new metal roof (installed in 2005), tile floors, four separate bedrooms, dining room, living room with wood stove, kitchen, bathroom and utility room. Tenklei Lake can be viewed from the 10'x40' screened porch.

The Outpost camp is located six miles south of the Lodge, and can be reached via land and water from the Lodge. Float planes can land at the Outpost, as well. The Outpost is equipped with kitchen and dining facilities, showers, and bunk sleeping for up to 9 fishermen. As many as 14 other lakes are easily accessible from either the Lodge or the Outpost.

The camp has boats and motors at all portage lakes. Highlights of the camp's equipment include boats, motors, off-road vehicles, generators, a dozer, fuel and fuel storage. Several outbuildings are conveniently located on the property for equipment storage.

All leases and permits are easily transferable to a new owner.

## Market Outlook

**Competition:** There is one other primary fly-in outpost camp serving the Lynn Lake and northwest Manitoba area.

**Growth/Expansion:** A new owner could generate revenue by making the camp into a true commercial endeavor. According to the seller, the current camp facilities could accommodate up to 16 clients per week during the 16-week summer season at \$2,000 per person. The camp can be easily maintained by two on-site people. The addition of key personnel like a guide, cook and maintenance person would increase the camp's appeal to a broader audience. Other buildings could also be constructed on the property with the proper permits. Hunting licenses are available for the property, as well: The current owner does not exercise hunting permit rights, but these could be obtained through the proper application process. The winter months could provide an additional revenue stream from snow mobile enthusiasts and ice fishermen. A website and Internet marketing could also build awareness of the camp immediately.

## About the Sale

**Support/Training:** Negotiable. Seller is willing to accompany a new owner to open and close the camp for the first season (travel expenses to be mutually agreed upon), and will provide support on an as-needed basis for the first two seasons.

**Reason Selling:** Partners have multiple business interests

## Listing Info

Listing #1174

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