

dy Daniel Yu Group



**RE/MAX**  
REAL ESTATE SERVICES



LOCAL PUB & LIQUOR STORE

**245 Ponderosa Ave**  
**Logan Lake, BC**

# Opportunity

*RE/MAX R.E.S. & Daniel Yu Group is proud to present:*

245 Ponderosa Ave, the heart of Logan Lake's residential community & a prime business opportunity.

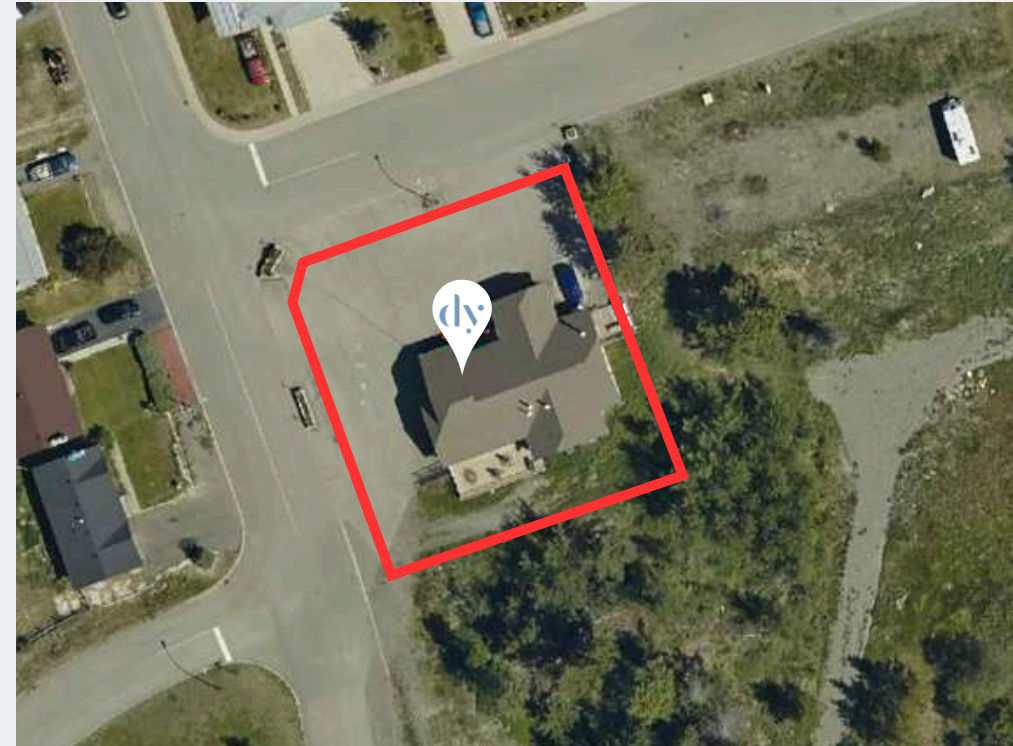
This well-established pub & gathering venue is the perfect spot for celebrations, events, and casual get-togethers. Featuring an expansive deck backing onto lush greenery and a covered patio space, it offers a serene setting for patrons to enjoy their time.

Attached to the venue is a retail store equipped with a walk-in cooler, adding another lucrative revenue stream. Inside, you'll find a fully equipped kitchen ready to serve a variety of dishes, along with bathrooms located both upstairs and downstairs for convenience. The building sits on over 16,000 sf lot also includes ample parking, ensuring easy access for all guests. Whether it's a lively darts game or a relaxed evening on the deck, this space caters to a wide range of activities and events your new restaurant/pub will be hosting.

# Salient Facts

CIVIC ADDRESS	11163 & 11173 135A ST Surrey, B.C. V3R 3A7
LEGAL DESCRIPTION	LOT 77 DISTRICT LOT 2217 KAMLOOPS DIVISION YALE DISTRICT PLAN 30880
PID	002-136-163
YEAR BUILT	1955
ZONING	C2
FRONTAGE	124.31 FT*
AVERAGE DEPTH	123.72 FT*
BUILDING SIZE	5,220.00 SQFT*
SITE SIZE	16,312.70 SQFT* (0.374 ACRE*)
PROPERTY TAX (2024)	\$ 9,170.61
ASSESSMENT (2024)	\$ 577,700.00

*\*approximate measurements*



# Tourism



Recognized as a world-class Rainbow Trout fishery, Logan Lake is located at the heart of the town named after the lake. As winter comes to the valley, the snow falls and the temperatures drop, Logan Lake becomes a winter wonderland. It's hardly surprising that it's also one of the best ice-fishing destinations Canada has to offer.

The hard water season begins sometime around late December with the peak of Rainbow Trout fishing. Oxygen levels are still high, which makes the fish as hungry as ever. Rainbows hang out in relatively shallow areas, cruising the bottom in search of leeches, snails, and other invertebrates in muddy and weeded areas.



From May to October the fantastic trails around Logan Lake are shared by non-motorized transportation, so hike, bike or horseback ride while you enjoy nature. Mountain bike trails are currently under development and approximately 50km of trails will soon become available.

The flashes of blue in the area are returning bluebirds nesting in the boxes along the trails. Please respect their nesting sites and just watch or photograph them. If you time it just right, you may luck out and catch some of the forty or fifty species of local wildflowers in bloom.



What could be better than camping right on a fabulous fishing lake with treed gravel sites, 30 amp electrical service, picnic tables and fire pits, nine pull-thru sites that easily accommodate larger units, washrooms, hot showers, central water, boat launch and a 21-metre dock? There is also free wireless internet and free access to Logan Lake TV with antenna signals (in some locations).

Also available in town is a sani station. Enjoy this well-serviced, 50-site campground with your whole family, including the pets. Imagine all this just a kilometre from the town shopping centre and surrounded by pristine wilderness. Since the campground is also next to the Meadow Creek Golf Club, Pine Ridge Disc Golf, the bike park AND walking trails, it just doesn't get any better than this!



**Snowmobiling**

Investigate the vast, snow-covered forest surrounding Logan Lake. Spectacular scenery is a given and you just might spot some wildlife in the quiet moments when you are resting. Whether you follow the marked trails or make your own, snowmobile enthusiasts agree that Logan Lake has a reputation for excellence.

All the summer opportunities for ATVs increase exponentially when the snow flies, and every difficulty level is out there just waiting to be ridden. Old logging and mining roads run for hundreds of kilometres around the town so be sure to prepare properly and bring maps or your GPS.



**ATV/Dirt Biking**

Pick any warm summer day, load up your ATV or dirt bike, and hit the trails around Logan Lake. These trails are multi-use during the summer, run for hundreds of kilometres and offer challenges for riders of all levels. The trails have grown in popularity to the point where the Provincial Government is creating an officially designated network of easy-access trails that will surround most of the town.

Try out the challenges on the new trails that were added and some existing ones that have been widened. Regular riders will also notice that there are more campsites, lean-tos and outhouses for those who want to stay for more than a few hours. On the May long weekend, horse and ATV riders take to the trails surrounding our town. Riding ATVs is ingrained in our community.



**Hunting**

Logan Lake offers a great location to base a hunting trip. Years of forestry operations and mining exploration have provided access roads to what is otherwise wilderness.

This wilderness provides an ideal natural habitat for all kinds of game including mule deer, white-tail deer, moose and grouse. The bush road network provides access to dozens of recreation sites and the sheer expanse of the wilderness makes it unlikely to encounter other hunters.

# Subject Property



Facing Poplar Drive



Facing Ponderosa Ave



Liquor Store Separate Entrance

# Main Level



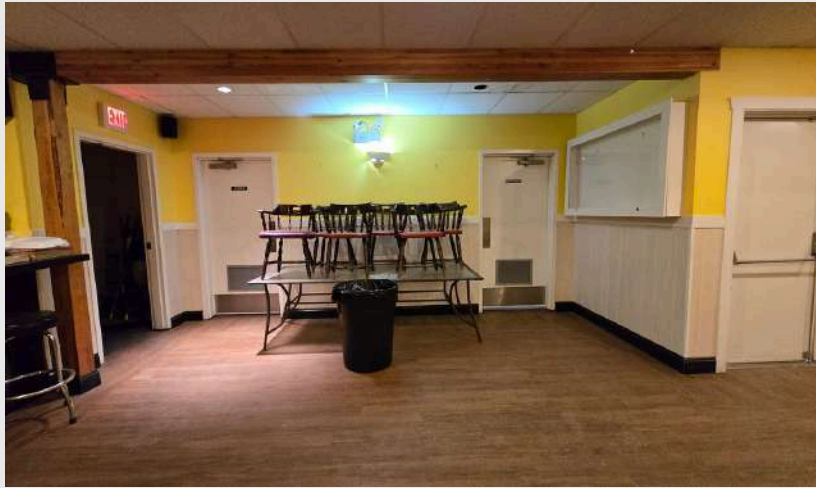






## Below Main





# Population & Neighbourhood



population: ~ 2,255  
2021 census - logan lake



average age of population: 49  
2021 census



population growth rate: +13.1  
2016 - 2021



avg household size: 2  
2021 census



density: 6.9 persons / kms  
2021 census



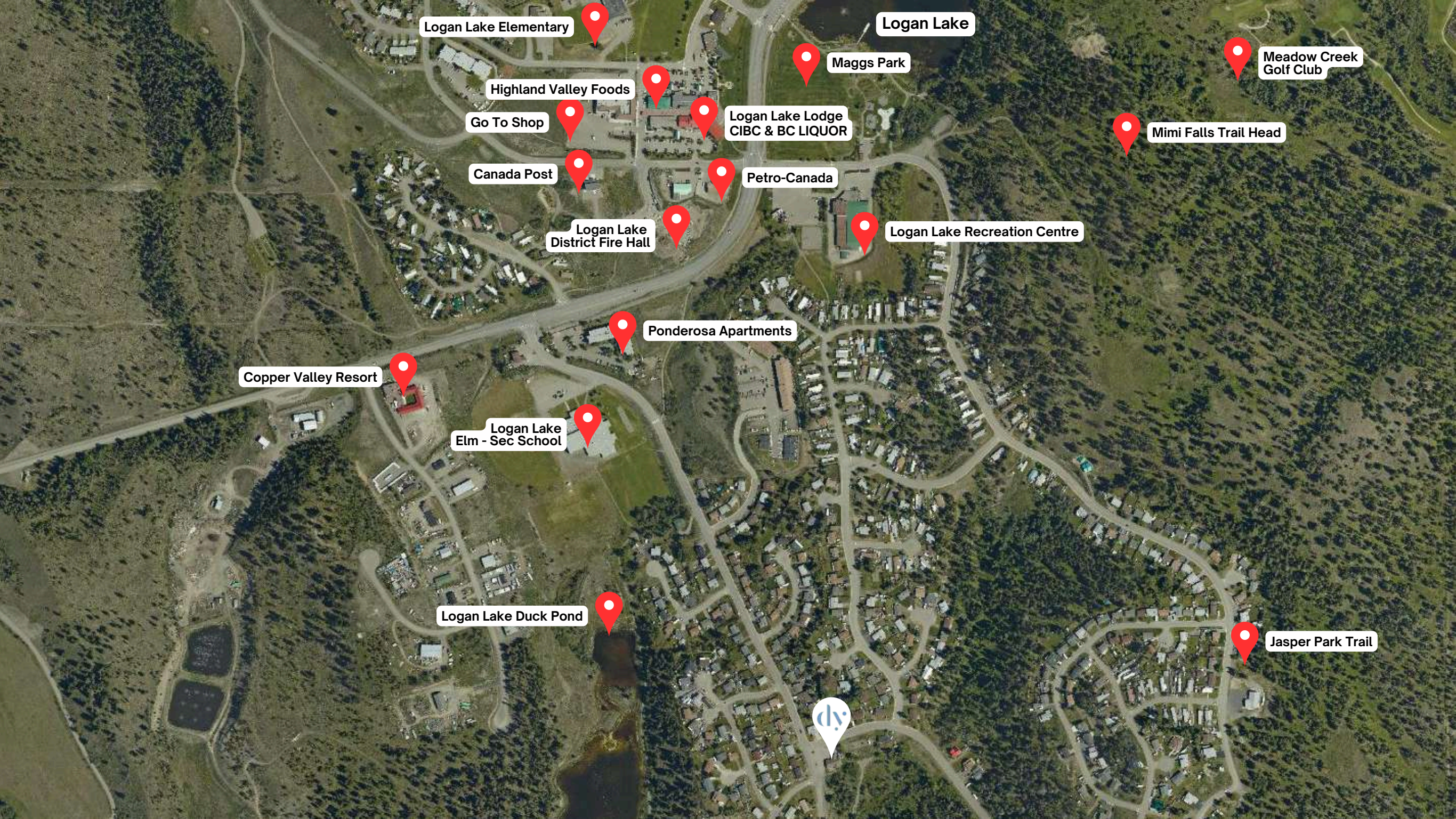
1,355  
number of private households



convenience nearby  
currently in construction (see pg 7)



avg household income: ~ \$82,000  
(2020) 2021 census



Logan Lake Elementary

Logan Lake

Maggs Park

Meadow Creek Golf Club

Highland Valley Foods

Go To Shop

Logan Lake Lodge  
CIBC & BC LIQUOR

Mimi Falls Trail Head

Canada Post

Petro-Canada

Logan Lake  
District Fire Hall

Logan Lake Recreation Centre

Ponderosa Apartments

Copper Valley Resort

Logan Lake  
Elm - Sec School

Logan Lake Duck Pond

Jasper Park Trail



# Contact Us



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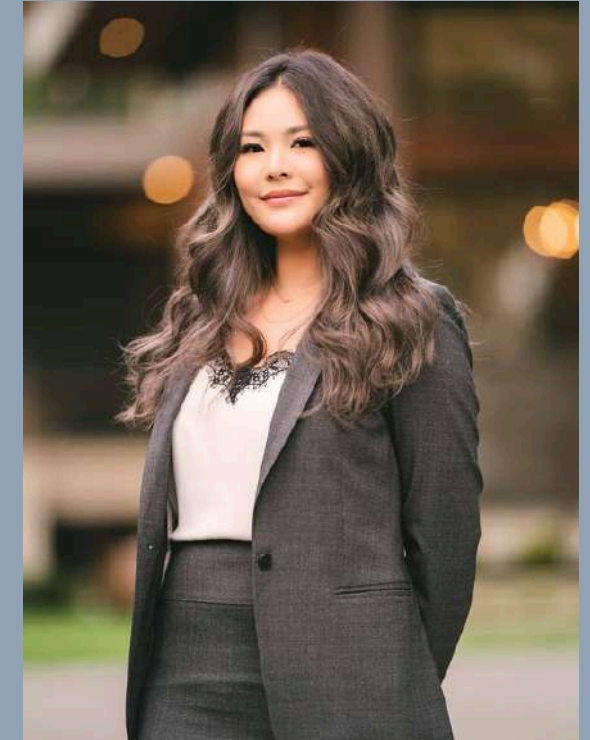
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