Carmacks, Yukon, Canada

THE COAL MINE CAMPGROUND & CANTEEN

The Opportunity

Seller

Dale and Samantha Best, seasoned entrepreneurs, Carmacks, Yukon

Description

A full-service, turn-key riverside camping and dining experience serving locals, travelling and working Yukoners, and visitors arriving by both road and river.

Location and Zoning

Approximately 1.84 acres with 634 ft of Yukon River frontage and direct highway access at the junction of the North Klondike Highway and the Robert Campbell Highway, just north of the Yukon River Bridge in Carmacks, Yukon. Zoned Open-Commercial — anything is possible.

Asking Price:

~~**$1,700,000**~~

(no GST)

Reduced to $1,500,000* and open to offers.

Including the business, the property, all company assets, equipment and supplies. Additional local 60,000 sq ft. Industrial Lot available to negotiate.

*Since the property was first introduced to the market, several non-core assets have been sold separately. The core infrastructure and assets required to operate the campground remain intact, and the business continues to represent an opportunity for a new owner to build on an established tourism operation.

Inquiries

Sales Advisor, Patti Balsillie

(867) 334-2522, pattibalsillie@gmail.com





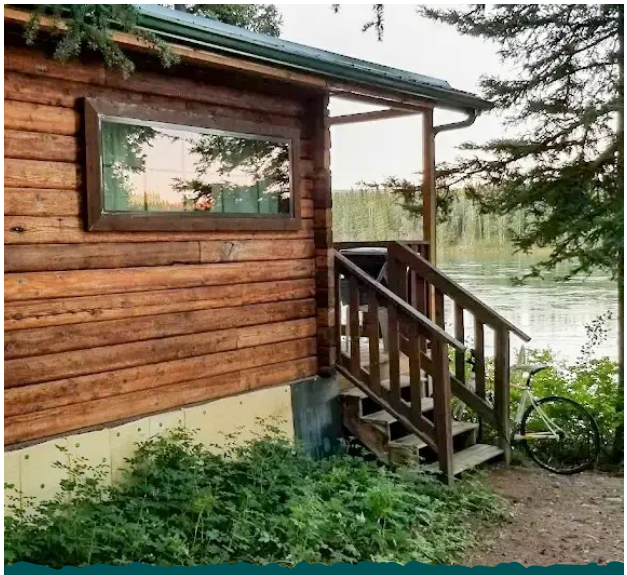


For inquiries and details, please contact:

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Highlights

- Strong reputation for excellent food, clean accommodations, and well-maintained facilities
- Serves thousands of road and river travellers each season
- Popular stop for work crews, miners, and long-haul drivers who rely on food, lodging, power, showers, and laundry
- Licensed for tobacco and alcohol sales plus a private ATM on site
- Additional local industrial lot (60,000 sq ft with two warehouses — the larger one wired — plus a bay and ample lot storage) available to be negotiated



Time Sensitive Grant Opportunity:

Carmacks Housing Development Grant — up to $67,500 for minor projects or $210,000 for four dwelling units. Deadline: September 30, 2026. Construction must be complete by September 2027. This property is well-positioned to take advantage of the incentive.

Assets

Include but are not limited to:

- Fully licensed commercial kitchen
- Food truck with cover
- Yukon Riverside dining hall (seats 70 guests) — ideal for weddings, groups, and celebrations
- Five dry cabins with electricity and kitchens
- Eight 30-amp sites with two potable water-fill stations and one dump station
- Dozens of open camp sites on the Yukon River
- Laundry, shower, and washrooms building
- Satellite TVs in each cabin with internet
- All operations equipment, vehicles, and tools including transport and supply vehicles, 2 effluent trucks, ATV, golf cart, snow blowers, and more



On the Traditional Territory of Little Salmon Carmacks First Nation (LSCFN)



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Request a Detailed Booklet

For more information, request a complete Look Book (print or digital) of the Coal Mine Campground property and dig into this gold mine at Coal Mine.



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