



McCowan's
SPORTING PROPERTIES

NWT DREAMIN'
YELLOWKNIFE, NWT



www.mccowans.com

Lynzy McCowan
info@mccowans.com
250-870-3021

NWT DREAMIN'

YELLOWKNIFE, NWT

PROPERTY DETAILS:

LISTING NUMBER:	#1058
PRICE:	\$950,000
TYPE:	Premier Wilderness Fishing Lodge
FISH SPECIES:	Lake Trout, Arctic Grayling, Northern Pike, Walleye, Burbot, Whitefish
LOCATION:	55 air kms from Yellowknife, NWT
SIZE:	Over 6 acres of lease land; approx. 790 feet (240 meters) of pristine waterfront
TITLE:	6.35 acres government lease
INFRASTRUCTURE:	Lodge, 3 Cabins, Floating Tent Camps, Wall Tents, and Accessory Buildings
ACCESS:	Float Plane, Ski Plane or Heli with the option of Snowmobile in winter months
EQUIPMENT LIST:	Extensive

PROPERTY OVERVIEW:

A rare opportunity to own a successful, turnkey fly-in wilderness lodge in Canada's pristine Northwest Territories. This secluded retreat offers year-round adventure, catering to outdoor enthusiasts from around the world.

Just a 20-minute floatplane flight from Yellowknife, the lodge balances remote seclusion with cost-effective accessibility. In winter, adventurous guests can arrive via snowmobile or skis, while traditional access is provided by float or ski planes.

Situated between two lakes, the lodge provides unparalleled fishing, stunning aurora borealis displays, and outdoor activities in a true wilderness setting. Guests return year after year for the world-class fishing, aurora viewing, and unique floating tent glamping experience.

With solid infrastructure, ample guest accommodations, and growing demand, this property offers both an established business and room for expansion.

The current owners have built a strong reputation, but the location's potential is far from fully realized. Whether continuing operations as is or expanding into new experiences, there are endless opportunities.

DESCRIPTION:

The Northwest Territories is a true Canadian gem, and this fly-in wilderness lodge is one of the premier lodges in this pristine region. Offering year-round recreation to adventurers from around the world, this property is more than a business—it's a lifestyle.

Yellow Dog Lodges' proximity to Yellowknife (only a 20-minute flight) makes logistics simple, keeping air charter costs low while still immersing guests in the untouched wilderness. For true adventurers, the lodge can also be reached by ski plane, snowmobile, or skis in winter.

This is the only remote wilderness lodge catering to winter guests in the Yellowknife region, offering unparalleled aurora viewing with high demand. They are fully booked for both of their aurora seasons. Guests also enjoy winter activities such as snowmobiling, snowshoeing, cross-country skiing, and ice fishing.

In the summer, guests enjoy world-class fishing, canoeing, and access to multiple rivers and lakes. The lodge straddles two lakes, offering exceptional fishing for Lake Trout, Arctic Grayling, Northern Pike, and more. Many guests return annually, and bookings continue to strengthen. In addition to access to the 2 lakes right out our door, guests also have the option of 2 walk-in lakes nearby, 5 remote fly-in lakes or 2 rivers.

The natural setting of Yellow Dog Lodge enhances guest privacy and exclusivity. Thoughtful outdoor spaces immerse visitors in nature, whether they're enjoying a meal on the deck, gazing at the aurora from the hot tub, relaxing in the heated waterfront gazebo, or sharing stories around the fire pit.

With over 6 acres of leased land and approximately 790 feet (240 meters) of waterfront, this lodge is the perfect size for an intimate yet profitable operation. However, for those with bigger visions, the space allows for further development - whether it's additional cabins, floating accommodations, or enhanced luxury experiences.

The lodge even features two floating tent platforms, allowing guests to sleep on the water while fishing right from their bedroom. This unique feature is just the beginning of glamping and luxury expansion possibilities.

Come live and work in the land of the midnight sun and aurora borealis. This successful business has an outstanding reputation yet still holds unlimited potential for an ambitious new owner to make it their own.

STRUCTURES & AMENITIES:

FACILITY	DETAILS
Main Lodge	<ul style="list-style-type: none"> ▪ 3336 ft² ▪ Dining Room with seating for guests ▪ Library Lounge and game room for entertainment ▪ Full-service, licensed bar ▪ Full commercial kitchen ▪ 4 guest bedrooms (each with a private half bathroom) ▪ 2 full bathrooms ▪ Office space for administrative operations
Private Cabins: <i>'Executive Cabin'</i> <i>'Standard Cabins'</i>	<ul style="list-style-type: none"> ▪ 960 ft² ▪ Spacious living room ▪ Wood stove ▪ Full kitchen with antique cook stove ▪ Loft bedroom (1 king bed, 2 single beds) ▪ Full bathroom ▪ Laundry ▪ Large partially covered/screened deck <ul style="list-style-type: none"> ▪ Two units ▪ 260 ft² each ▪ Full bathroom ▪ Wood stove ▪ Outdoor kitchen ▪ Partially covered deck
Floating Tent Camps	<ul style="list-style-type: none"> ▪ 1- mobile, self-contained wall tent platform (12' x 15') ▪ 1- mobile, self-contained wall tent platform (10' x 12') ▪ 385 ft² each ▪ BBQ ▪ Queen and single-size beds ▪ Portable toilets ▪ Wood stoves ▪ Each unit is powered by a small outboard motor for a unique 'floating glamping' experience

Additional Features	<ul style="list-style-type: none"> ▪ 16' x 16' Screened gazebo – lake side with wood stove ▪ Wood-fired hot tub under the northern lights ▪ Sauna with wood stove ▪ 3 - Wall tent platforms with wall tents <ul style="list-style-type: none"> 2 - 12' x 14' 1 - 10' x 12' ▪ 2 - Greenhouses (13' x 33') ▪ 16' x 16' Fishing gear storage ▪ 8' x 8' Winter equipment storage shed ▪ 2 - New equipment shelters (Shelter Logic - 10' x 20' x 8') ▪ 8' x 10' Generator shed ▪ 16' x 16' Workshop ▪ 16' x 16' Garage ▪ Docks on both lakes ▪ Multiple decks, firepit, and scenic outdoor seating areas
----------------------------	---

POTENTIAL GROWTH AREAS:

This property has significant potential for expansion, offering numerous opportunities to increase revenue and guest experiences:

Winter Tourism Expansion: As the only remote wilderness lodge catering to winter guests in the region, the demand for aurora viewing, snowmobiling, and winter retreats continues to grow. Investing in winterized luxury cabins and extended seasonal marketing could attract even more visitors.

Luxury Upgrades: Enhancing accommodations with premium suites, additional floating cabins, or exclusive guided experiences can create a high-end retreat that caters to affluent travellers and corporate retreats.

Guided Adventure Packages: Expanding customized fishing and adventure packages, photography workshops, wildlife tracking tours, or indigenous cultural experiences would add new revenue streams and enhance guest engagement.

Eco-Tourism & Sustainability: With increasing interest in off-grid, sustainable travel, integrating solar energy, eco-friendly lodging, and conservation-focused tourism initiatives can position the lodge as a leader in responsible tourism.

COMPETITIVE ADVANTAGE:

What sets this lodge apart from other remote destinations?

Accessibility Without Compromise: Many wilderness lodges require extensive travel, but this property is only a 20-minute flight from Yellowknife, making logistics far simpler for both guests and operators.

Year-Round Viability: Unlike seasonal lodges, this property offers four-season activities, ensuring consistent revenue through both summer adventure tourism and winter experiences.

Exclusive Fishing & Adventure: The lodge straddles two lakes, offering private, unpressured fishing and access to additional remote waterways for guided excursions.

Established Reputation & Loyal Clientele: With years of successful operation, the lodge has returning guests and strong word-of-mouth marketing, minimizing the need for excessive advertising spend.

One-of-a-Kind Floating Glamping Experience: Few lodges in the North offer floating tent accommodations, giving this property a truly unique feature that differentiates it from the competition.

Strong Existing Bookings & Future Demand: The aurora viewing season is already fully booked with a waitlist, demonstrating clear demand for expansion.

With these competitive advantages, this lodge is not just another remote getaway—it's a destination with prestige, exclusivity, and limitless growth potential.

AREA DATA:

The Northwest Territories is known for its expansive wilderness, rich cultural heritage, and economic potential. Yellowknife serves as the region's hub for mining, industry, tourism, and government services, ensuring accessibility and growth opportunities.

Located 55 km north of Yellowknife, this property provides a balance of remote wilderness and logistical feasibility. The lodge's proximity to the capital makes supply runs and guest travel far more convenient than many remote lodges. In addition to this the option to transport large items in through snowmobile in the winter months keeps costs minimal.

Key Regional Highlights:

- Unspoiled natural beauty, with thousands of lakes and rivers
- A growing tourism industry focused on eco-tourism, adventure travel, and aurora viewing
- Significant economic contributions from mining and resource development
- Expanding infrastructure in both transportation and tourism services

CLIMATE:

The NWT experiences a subarctic climate, characterized by long, cold winters and short, mild summers. This climate offers unique seasonal experiences, from witnessing the mesmerizing Northern Lights in winter to enjoying extended daylight during the summer months.

Warm Season: Lasts approximately 3.5 months, from May 24 to September 9, with average daily high temperatures above 13°C. July is the warmest month, averaging highs of 21°C and lows of 13°C.

Cold Season: Extends for about 3.5 months, from November 23 to March 7, with average daily highs below -13°C. January is the coldest month, with average lows of -29°C and highs of -21°C.

HISTORY:

Yellowknife was established in the 1930s following the discovery of gold in the region. The city evolved into a vital centre for mining and government activities. In the 1990s, the local economy faced challenges due to the closure of gold mines and government downsizing. However, the discovery of diamond deposits led to an economic resurgence, positioning Yellowknife as a significant player in the global diamond industry.

Opened in 1970 as a sport fishing lodge, this property is now a multi activity fly in wilderness lodge specializing in spring and fall aurora viewing, summer sport fishing, canoeing, glamping and outdoor adventure.

The current owners have operated this jewel of the North since 2006 and have made tremendous improvements. The staff are recognized as delivering best in class service and the property is recognized as one of Canada's iconic signature destinations.

WHY INVEST?

- Turnkey business with solid infrastructure
- Growing demand for remote adventure tourism
- Established reputation with strong repeat clientele
- Endless expansion opportunities (more cabins, floating accommodations, additional winter activities, high-end glamping)
- Accessible yet secluded – the best of both worlds!

Own a piece of Canada's untamed wilderness while running a thriving business in one of the world's most sought-after adventure destinations. Opportunities like this are rare.

For more information or to schedule a private viewing, contact us today. This opportunity won't last!

INFRASTRUCTURE:	Lodge, 3 cabins, floating tent camps, and accessory buildings
ESTABLISHED:	Opened in 1970. Current owners have been in place since 2006.
SERVICES:	<p>POWER: Generator and solar</p> <p>HEAT: Lodge: Wood stove, secondary electric heat in summer, propane heaters and pellet stove in winter in addition to wood heat. Cabins: Wood stoves.</p> <p>SEWAGE: Sewage tank pumped to lagoon. 2 outhouses for use if wanted.</p> <p>WATER: Lake intake.</p>
STAFF:	4 – 6 staff plus occasional temporary guides and maintenance. This is in addition to the owner/manager. Staff use accommodations in the lodge or wall tents in the summer months.
IMPROVEMENTS:	Additions made in 2024: 2 Greenhouses, 2 Equipment Shelters, Wall Tent Platform with Wall Tent, Dock Extension, replaced roof over crew quarters and added a new deck and balcony.
EQUIPMENT LIST:	Extensive list available.
CROWN LEASE FEE:	\$840.00
LOCATION:	55 kms from Yellowknife, NWT
AMENITIES:	<p>Regarding accessibility to essential services, the lodge is located approximately 35 statute miles (about 55 kilometres) northeast of Yellowknife, where the nearest commercial airport (Yellowknife Airport, YZF) is situated. Given this distance and the lodge's remote location, access to grocery stores, medical facilities, and other essential services requires travel to Yellowknife.</p> <p>The lodge accommodates light aircraft on floats or skis at its water aerodrome marina, but does not have an on-site landing strip, however, it does have a heli-pad for helicopter access.</p>
GPS COORDINATES	62°53'28.1"N 113°52'11.0"W
SHARE/ASSET SALE:	Asset Sale

PHOTOS:









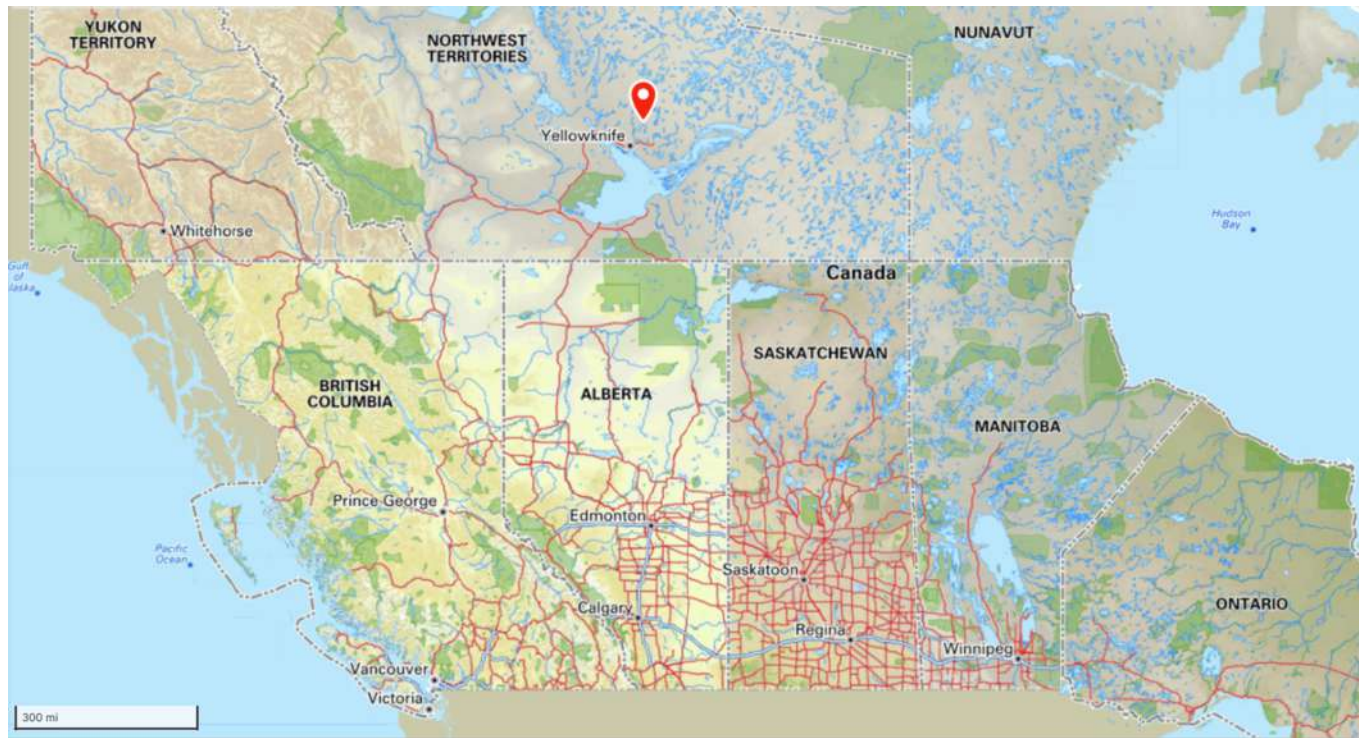


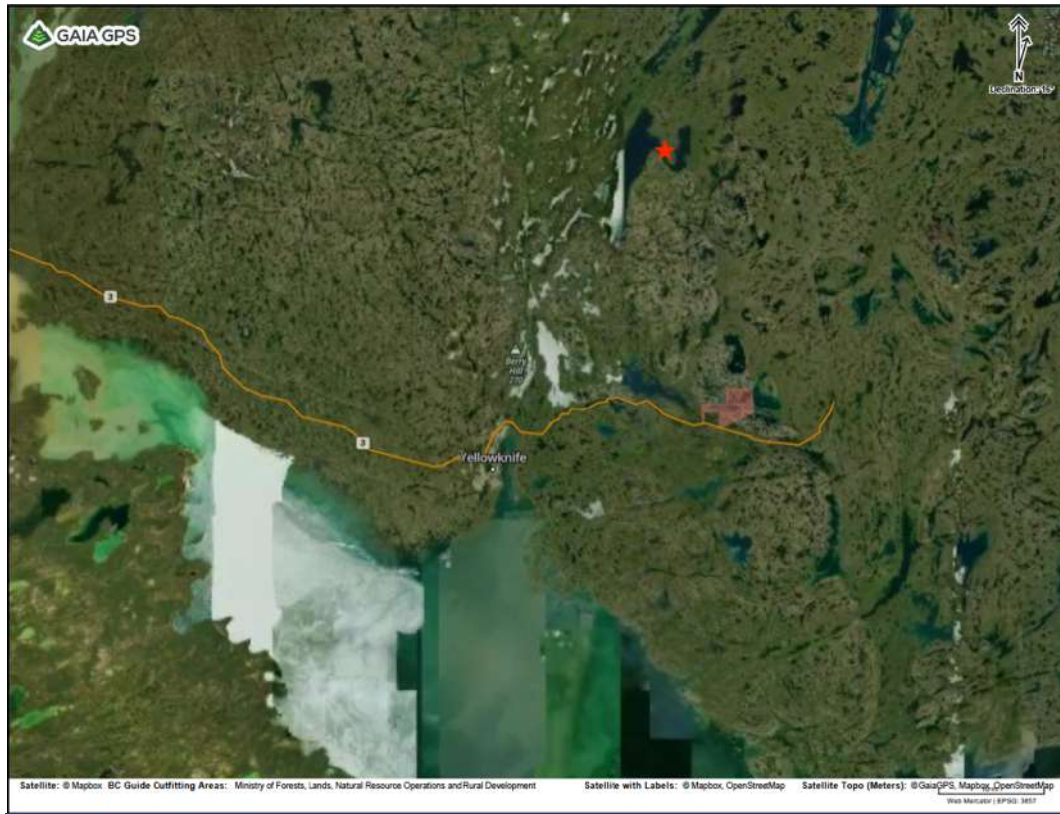


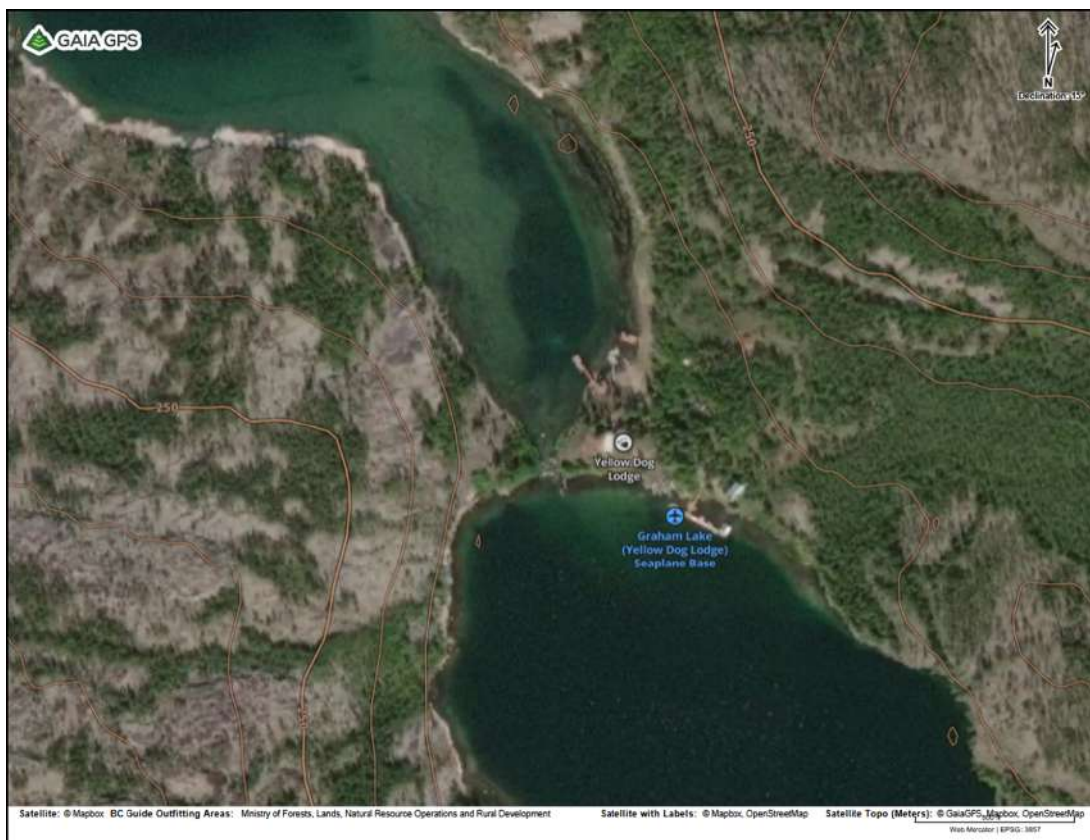
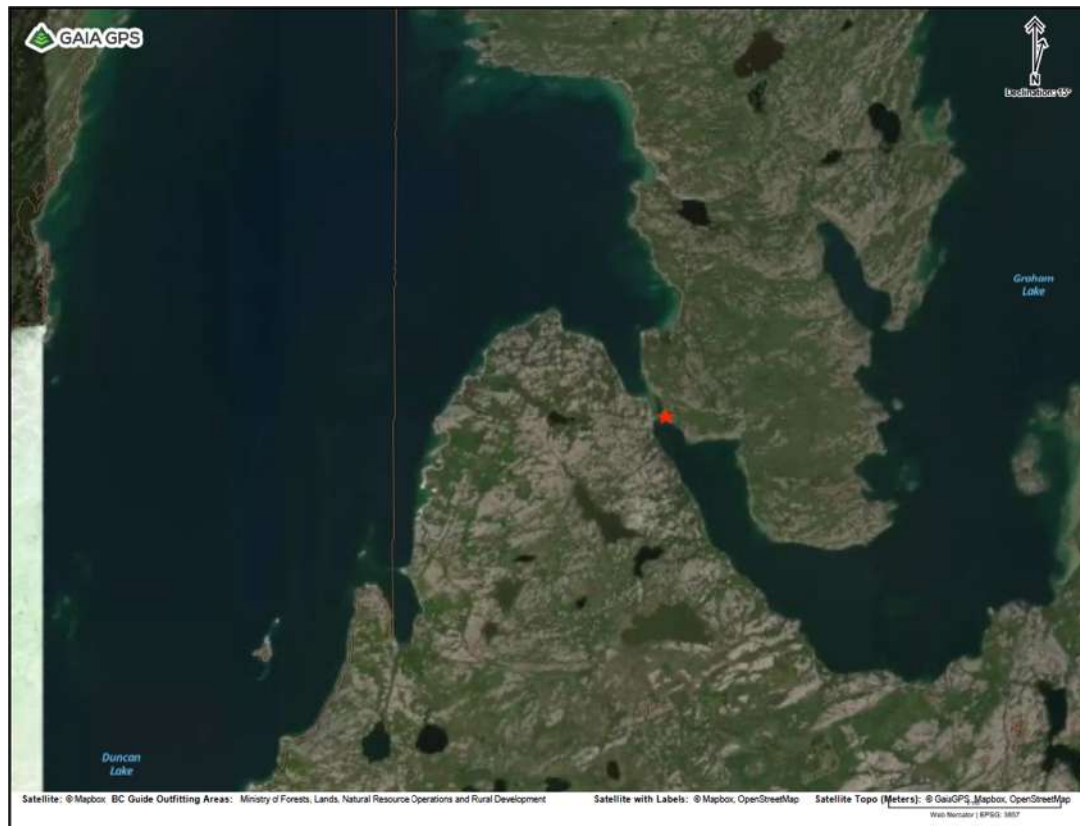




MAPS:







IMPORTANT INFORMATION FOR POTENTIAL BUYERS

About This Brochure

This brochure has been prepared to provide interested parties with summary information about Yellow Dog Lodge. While we have made every effort to ensure accuracy, we encourage all potential buyers to conduct their own due diligence.

Information Sources

The content in this brochure is based primarily on information provided by the current owner and publicly available information about the region. Property-specific details including infrastructure, equipment, and operations reflect information provided by the seller at the time of listing.

Some sections of this brochure include general industry knowledge and standard assessments of fishing lodge operations to provide context for the investment opportunity. This supplemental information is based on our experience with similar properties and general market understanding.

Additional industry information has been incorporated from:

- Canadian Federation of Outfitter Associations (CFOA) economic impact studies (2018-2021)
- Guide Outfitters Association of British Columbia (GOABC) economic data (2022)
- Fisheries and Oceans Canada recreational fishing surveys and reports (2022)

While these sources are from previous years, they provide relevant industry context and patterns. Current conditions may vary, and buyers should seek the most recent data during their due diligence process.

Financial Projections & Market Information

Any revenue projections, market trends, and growth opportunities presented in this brochure represent reasonable estimates based on the information provided by the seller and industry data from organizations like the Canadian Federation of Outfitter Associations. These projections are for illustrative purposes only and are not guaranteed.

- Tourism and market trend information incorporates findings from industry studies
- Fishing activity patterns reference data from Canadian recreational fishing surveys
- Growth opportunity projections represent potential business development avenues based on the property's features and comparable operations

Property Details

All information regarding property boundaries, license terms, quotas, infrastructure, and equipment should be independently verified through:

- Personal inspection of the property
- Review of all legal documents, licenses, and permits
- Consultation with relevant government agencies
- Professional assessment of all buildings and equipment

Climate & Area Information

Climate data, wildlife information, and regional recreational opportunities are based on available public information about the region and general knowledge of local area climate patterns. Specific conditions at the property may vary based on elevation, aspect, and local terrain.

Strategic Analysis & Investment Considerations

The Strategic Advantages and Why Invest Now sections represent our professional assessment of the property's market position and potential based on the information provided and industry research. Individual results will depend on numerous factors including management expertise, operational decisions, and changing market conditions.

Personal Advice

This brochure is not intended to provide personal financial, tax, or legal advice. Potential buyers should consult with their own professional advisors before making any investment decision.

Contact Information:

Serious Inquiries Only:

For further information, to arrange a property inspection, or to request additional documentation, please contact:

Lynzy McCowan
Phone: (250) 870-3021
Email: info@mccowans.com

The information contained herein is deemed to be correct but is not guaranteed by the Listing Agent and should be verified.