

441 Front Street, Kaslo
BC
\$273,000

Kootenay
BC 
REAL ESTATE  FAIR REALTY

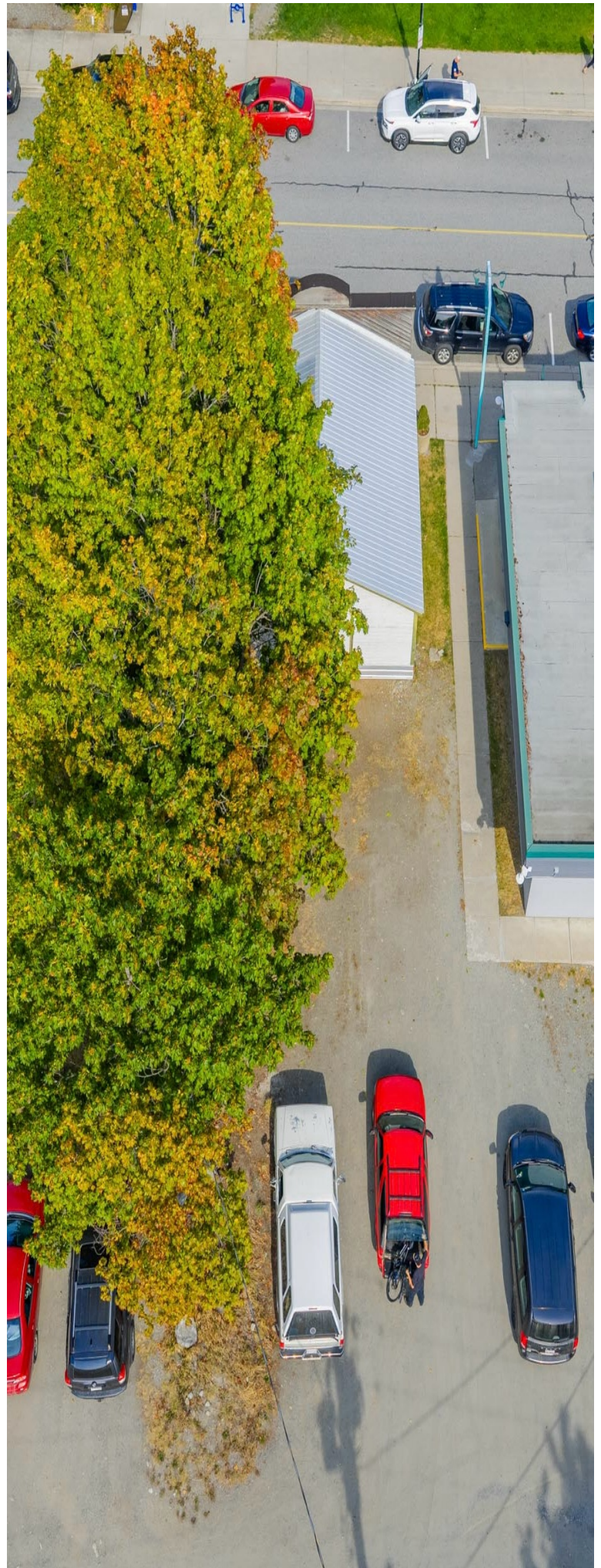


DETAILS

Own a piece of Kaslo's vibrant downtown core! This prime commercial building is located right on Front Street- the heart of the village- offering excellent visibility, steady foot traffic, and endless potential for your business or investment. Currently operated as a T-shirt printing and art store, the space is bright, versatile, and ready to adapt to your vision. Whether you're looking to continue with a creative retail venture, open a boutique, café, office, or gallery, this property offers the flexibility to make it happen. With its historic small-town charm, high walkability, and strong community support for local business, downtown Kaslo is the perfect place to bring your ideas to life.

MLS: 10363397 **Size:** 0.063 acres

Services: municipal water, sewer, internet, and hydro



TAX ASSESSMENT

9/22/25, 12:34 PM

BC Assessment - Independent, uniform and efficient property assessment



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

441 FRONT ST KASLO

Area-Jurisdiction-Roll: 21-533-00086.000



Total value **\$218,600**

2025 assessment as of July 1, 2024

Land \$156,000

Buildings \$62,600

Previous year value \$207,000

Land \$145,000

Buildings \$62,000

Property information

Year built 1935

Description Office

Bedrooms

Baths

Carpools

Garages

Land size 2750 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area 672

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 21, BLOCK 9, PLAN NEP393, DISTRICT LOT 208,
KOOTENAY LAND DISTRICT

PID: 011-174-412

Sales history (last 3 full calendar years)

Nov 15, 2024 \$150,000

Manufactured home

Width

Length

Total area

TITLE

TITLE SEARCH PRINT

File Reference: 441 Front St

Declared Value \$150000

2025-09-18, 08:57:36

Requestor: Emily Early

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

CB1713434

KP160025

Application Received

2024-11-15

Application Entered

2025-01-20

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area
Kaslo, Village of

Description of Land

Parcel Identifier:

011-174-412

Legal Description:

LOT 21 BLOCK 9 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393

Legal Notations

NONE

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

EXPENSES

Property Taxes:

2025

\$3212.00



Water:

2025

\$ 711 approx. / year



Insurance (Guardian):

2023

\$2800/year



*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

RDCK MAP

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RDCK Property Report

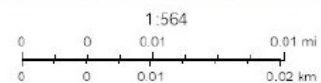
Area of Interest (AOI) Information

Area : 0.06 acres

Sep 22 2025 12:40:15 Pacific Daylight Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points



Maxar

RDCK REPORT

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Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00086.000	011-174-412	441 FRONT ST, KASLO	Office Building (Primary Use)	NEP393

#	LTO Number	Lot	Block	District Lot	Land District
1	CB1713434	21	9	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 21 BLOCK 9 PLAN NEP393 DISTRICT LOT 208 KOOTENAY LAND DISTRICT	2750	SQUARE FEET	0.06

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	441 FRONT ST	-	441	FRONT	ST	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.06

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.06

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.06

Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DocumentLinkURL	Area(acres)
1	C2	Central Business District	Village of Kaslo	744	-	0.06

Official Community Plan

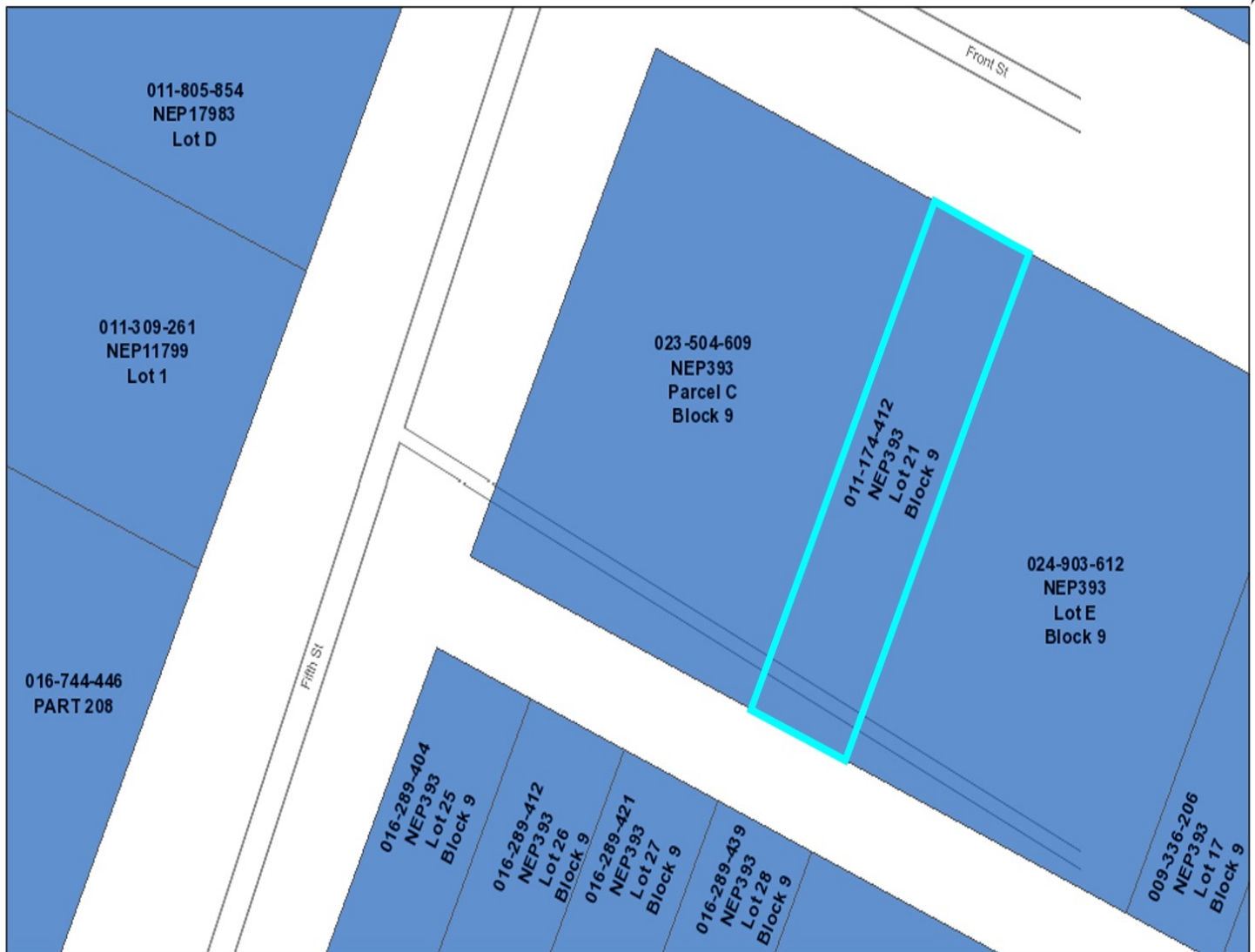
#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	1280	CC	Core Commercial	Commercial	-	0.06

Development Permit Areas

#	Bylaw	DPA_Type	DocumentLinkURL	Description	Area(acres)
1	1280	Kaslo - Heritage & Commercial Core	1280 Village of Kaslo Official Community Plan	The Heritage and Commercial Core DPA is designated for the revitalizing the commercial core and preserving downtown Kaslo's general form and character.	0.06

LTSA MAP

ParcelMap BC Print Report



September 22, 2025

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest

SUMMARY

Summary Sheet

441 FRONT ST Kaslo BC

PID	011-174-412
Legal Description	LOT 21 BLOCK 9 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393
Plan	NEP393
Zoning	C2 - Central Business District Zone
Community Plan(s)	OCP: CC - Core Commercial, not in ALR



Year Built	1935	Structure	OFFICE BUILDING (PRIMARY USE)
Lot Size	2771.82 ft²	Floor Area	-
Bathrooms	-	Bedrooms	-
Max Elev.	559.00 m	Min Elev.	557.43 m
Walk Score	61 / Somewhat Walkable	Transit Score	-
Tax Year	2023	Annual Taxes	\$19,395.00

ASSESSMENT

	2024	%	2025
Building	\$62,000	↑ 0.97	\$62,000
Land	\$145,000	↑ 7.59	\$156,000
Total	\$207,000	↑ 5.00	\$218,000

APPRECIATION

	Date	(\$)	% Growth
List Price	22/09/2025	\$273,000	↑ 82.00
Sales History	15/11/2024	\$150,000	↑ 15
	05/01/2000	\$130,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10363397	Active 22/09/2025	0	\$273,000 /	Fair Realty (Kaslo)

DEVELOPMENT APPLICATIONS

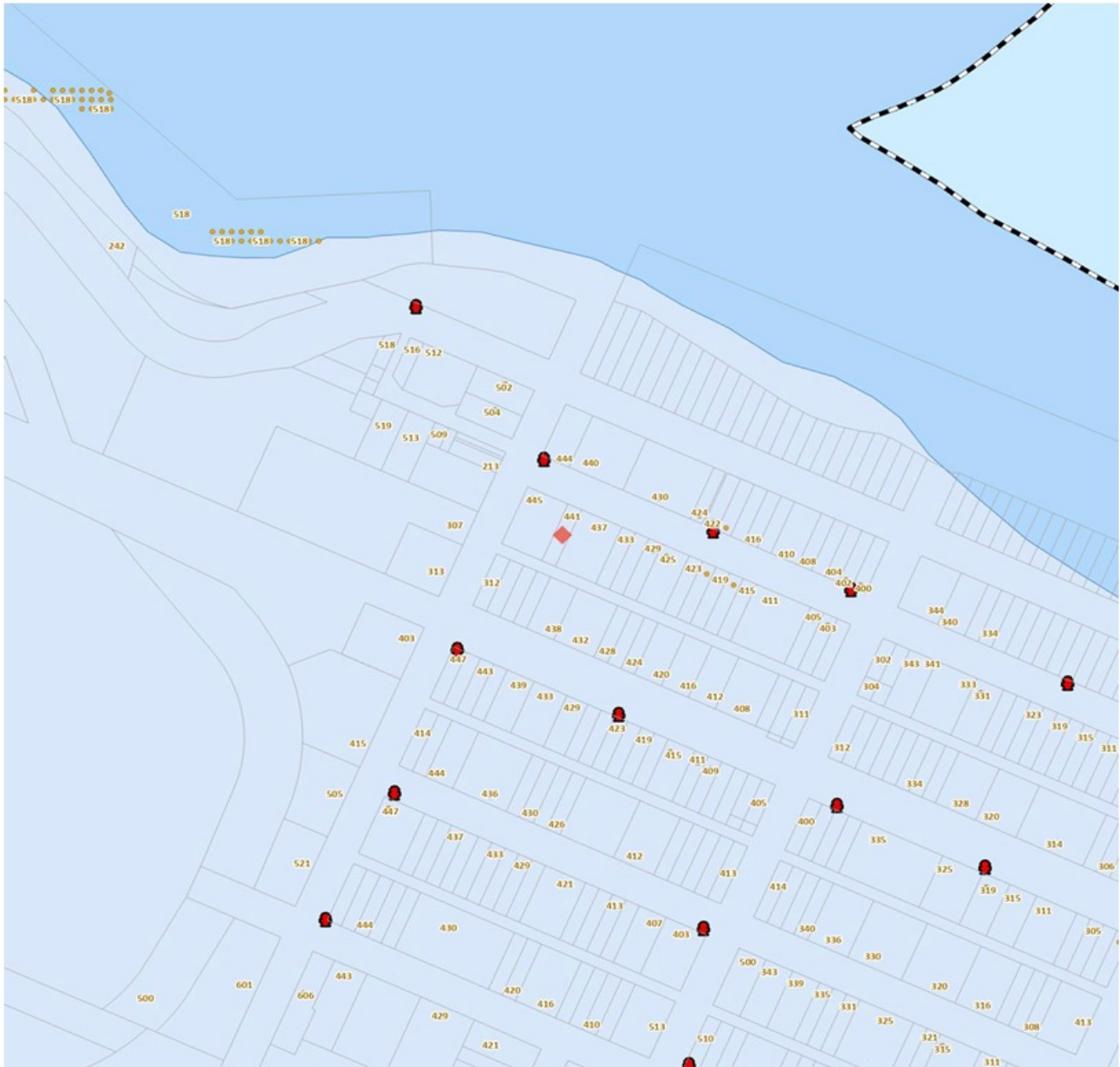
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The enclosed information, while deemed to be correct, is not guaranteed.

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend



Streams and Shorelines



Lakes and Rivers



Cadastral - Property Lines



MUNICIPAL OWNED

RDCK OWNED

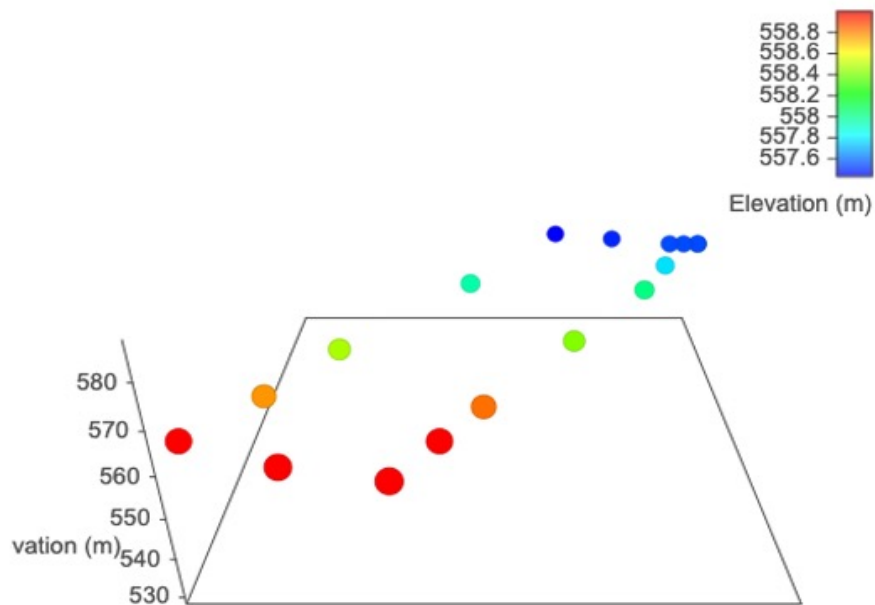
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 559.00 m | Min Elevation: 557.43 m | Difference: 1.57 m

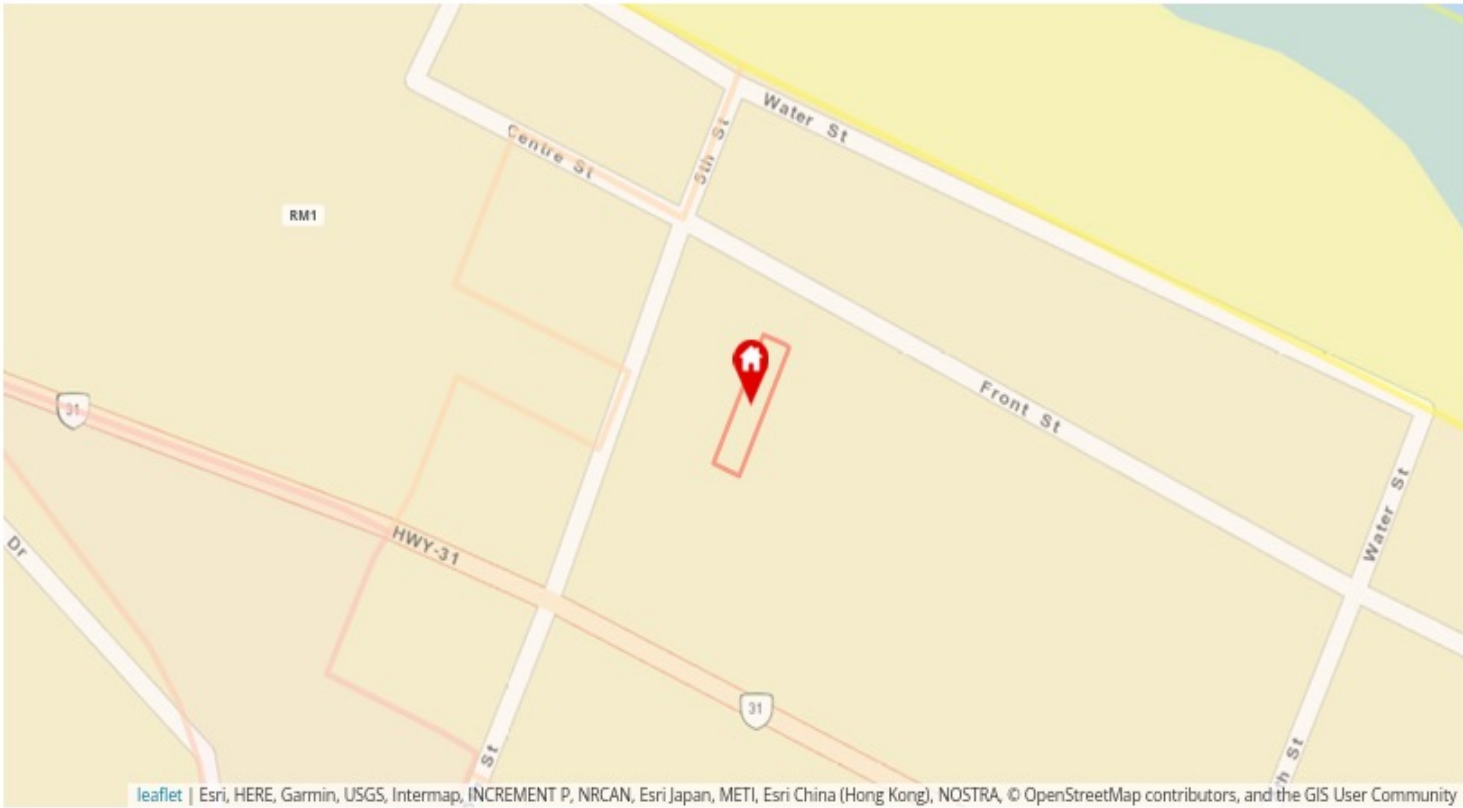
FLOOD PLAIN

Flood and Hazard



ZONING

Zoning



Subject Property Designations:

Code: C2

Description: Central Business District Zone

Layer Legend:

Code	Description
C2	Central Business District Zone
RM1	Multiple Residential Zone
P1	Park and Open Space Zone
R1	Single Family and Two Family Residential Zone
P2	Civic / Institutional Zone

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	230m	1 min
Shopping	Front Street, Kaslo	1	4 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	600m	4 min
	North Kootenay Lake Community Services	1	3 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	67.4	59 min
	Silverton Dental Clinic, Silverton	51.4	48 min
Postal Services	Canada Post, Kaslo	650m	2 min
Library	Kaslo Library	950m	3 min

Kaslo

With a population of just 1,000 is the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Average Highest Temperature (c): 25

Average Lowest Temperature (c): -5

COMMUNITY INFORMATION

Recreational Facilities

Facilities in and around Kaslo include a 9-hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events-three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four-season recreational opportunities.

Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

PICTURES



RESOURCES

Emily Early, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

Village of Kaslo: <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection.

Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station.

*There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

Canada Post: <https://www.canadapost.ca>