

301 – 710 Vernon Street,
Nelson BC
\$515,000



REAL ESTATE 



DETAILS

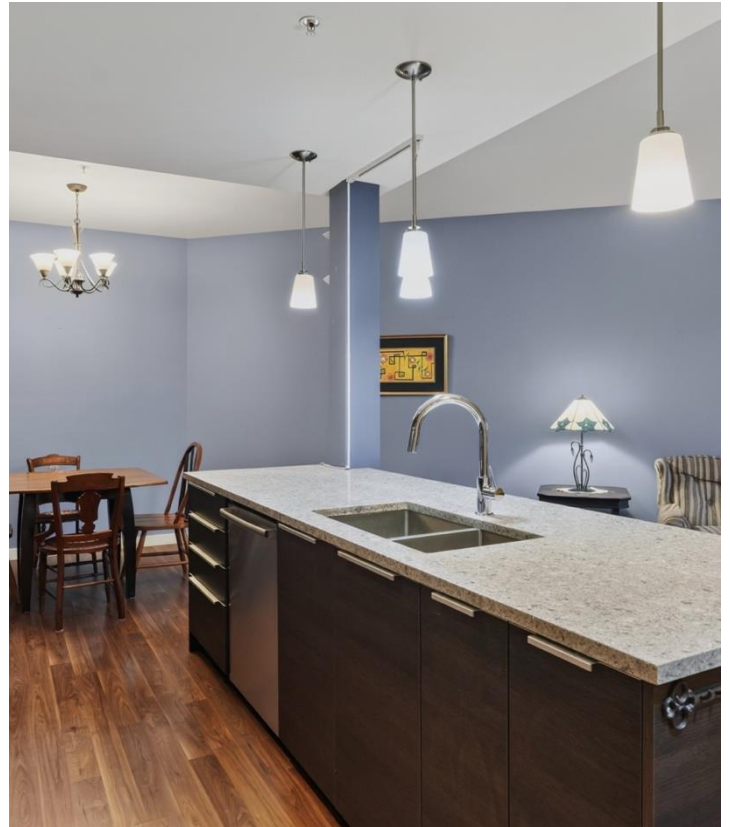
Located in Nelson Commons in the heart of downtown Nelson, this 715 sq ft one-bedroom condo puts everyday life within easy walking distance of Baker Street, restaurants, shops, services, the waterfront and recreation — with the Kootenay Co-op grocery store right in the building.

Built in 2016, the unit has a bright, open layout with kitchen, dining and living areas connected around a central island. The living space extends onto a covered balcony with a mountain outlook and a natural gas BBQ hookup, providing outdoor space in the middle of the city. The bedroom is comfortably sized, with a full bathroom and in-suite laundry completing the interior.

The unit includes secure underground parking and a private storage locker. The building has an elevator and secured entry, making this a practical option for year-round living, someone looking to downsize, a professional wanting to live close to work and downtown amenities, or a Kootenay home base that can be locked up when you're away.

Nelson Commons is one of Nelson's most centrally located residential developments. Step outside and you're one block from Baker Street, with groceries downstairs and much of downtown Nelson accessible on foot. A well-located one-bedroom home for someone who wants the convenience of living in the centre of Nelson without giving up parking, storage or private outdoor space.

MLS® 10397784 Strata Fee: \$514.99 / month
Services: Nelson Hydro, City of Nelson water & sewer, natural gas, in-suite laundry



EXPENSES



Property Taxes:

2026

\$3,383.87 / year



Strata Fee:

\$514.99 / month



Water & Sewer (City of Nelson):

2026 Municipal

\$1,428.00 / year



Internet:

Various providers and plans



Hydro (Nelson Hydro):

2026



Insurance:

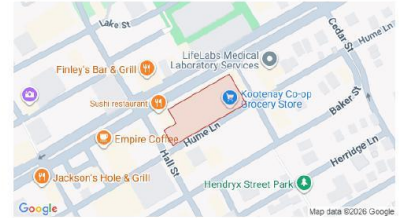
Building — carried by the strata

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

SUMMARY

Summary Sheet

301-710 VERNON ST Nelson BC V1L 4G2



PID	029-940-931
Registered Owner	LE*, J*
Legal Description	STRATA LOT 20 DISTRICT LOT 95 KOOTENAY DISTRICT STRATA PLAN EPS3705 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	EPS3705
Zoning	C1 - Core Commercial
Community Plan(s)	OCP: Mixed Use Core , not in ALR

Year Built	2016	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)
Lot Size	-	Floor Area	715 Ft²
Bathrooms	1	Bedrooms	1
Max Elev.	558.07 m	Min Elev.	555.69 m
Walk Score	95 / Walker's Paradise	Transit Score	-
Tax Year	2025	Annual Taxes	\$3,238.65

ASSESSMENT

	2025	%	2026
Building	\$170,000	↓ -0.59	\$169,000
Land	\$339,000	↓ -0.29	\$338,000
Total	\$509,000	↓ -0.39	\$507,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$507,000	↑ 104.56
Sales History	31/10/2016	\$247,850	-

RECENT MLS® HISTORY

MLS® History is not available.

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

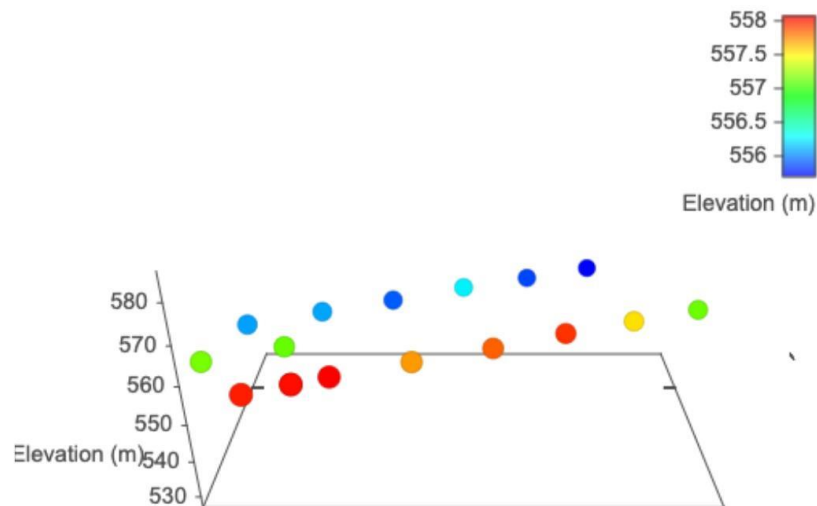
- | | | | |
|--|--|---|---|
|  Hydrant |  Stand Pipe |  Other |  MUNICIPAL OWNED |
|  Streams and Shorelines |  Lakes and Rivers |  Cadastre - Property Lines |  RDCK OWNED |
| | | |  Address Points |

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 558.07 m | Min Elevation: 555.69 m | Difference: 2.38 m

ZONING

Land Use

Zoning



Subject Property Designations:

Code: **C1**

Description: Core Commercial

Layer Legend:

	Code	Description
	C1	Core Commercial
	I1	Institutional
	P1	Park, Open & Recreational Space
	R3	Downtown Residential

FLOOD MAP

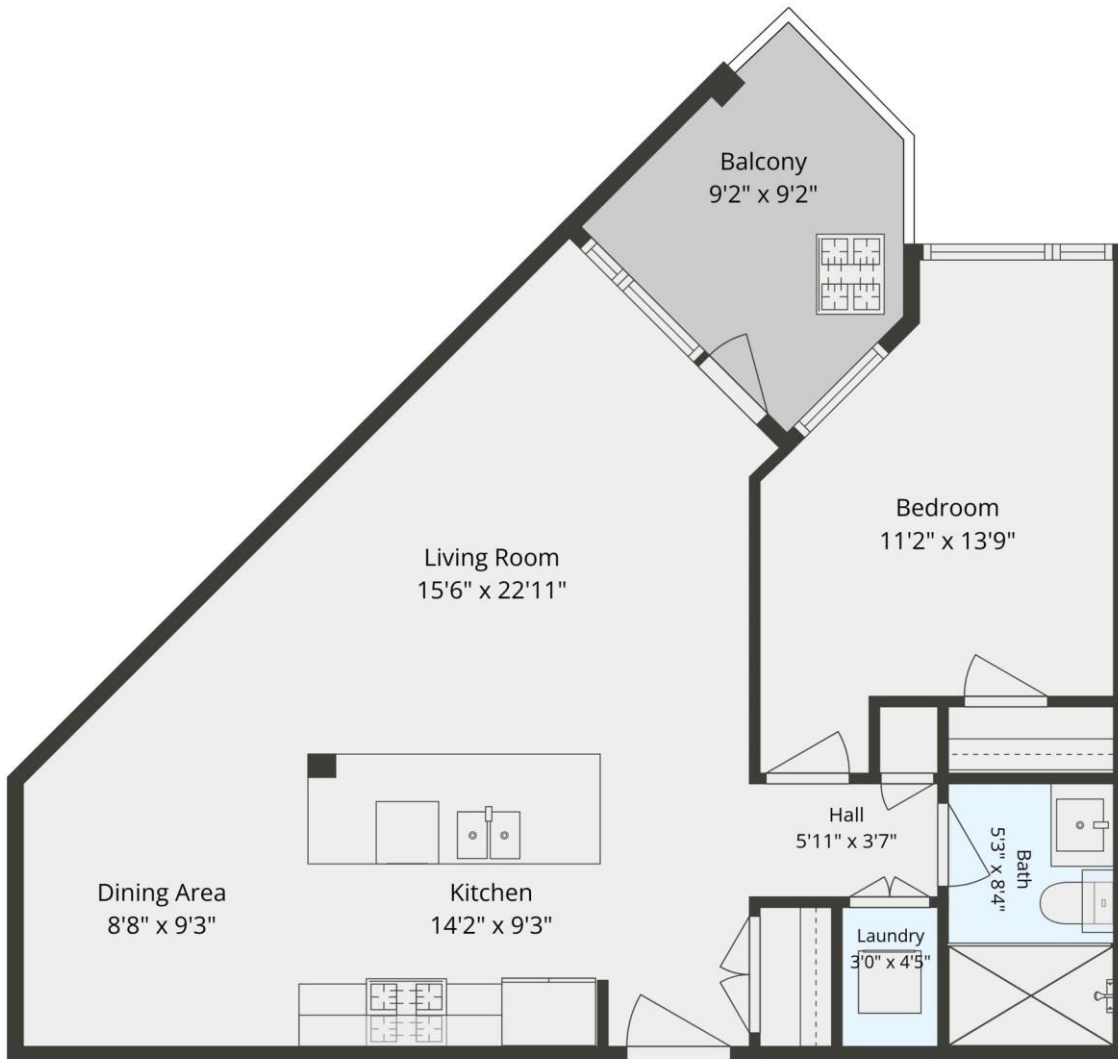
Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points

FLOOR PLANS



TOTAL: 681 sq. ft

1st floor: 681 sq. ft

EXCLUDED AREAS: BALCONY: 76 sq. ft

Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary



Floor plan shows 681 sq ft, measured inside the walls. The strata plan and BC Assessment show 715 sq ft, measured to the centre of the walls. Balcony not included. All measurements are approximate and should be verified by the buyer.

PICTURES



PICTURES



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	L.V. Rogers Secondary School (8–12), Nelson	1.4	4 min
	Trafalgar Middle School (6–7), Nelson	0.9	3 min
	Hume Elementary School (K–7), Nelson	1.6	5 min
	South Nelson Elementary (K–7), Nelson	1.0	3 min
Shopping	Baker Street, Nelson (downtown)	0.0	1 min
	Chahko Mika Mall, Nelson	1.3	3 min
Airport	West Kootenay Regional Airport, Castlegar	44.8	35–45 min
	Trail Regional Airport	62	1 hr 5 – 1 hr 15
Major Cities	Castlegar, BC	44.8	35–45 min
	Trail, BC	62	1 hr 5 – 1 hr 15
	Kaslo, BC	68.7	1 hr – 1 hr 10
	Spokane, WA	210	3.5–4 hr
	Kelowna, BC	330	3.5–4 hr
	Cranbrook, BC	295	3.5–4 hr
	Calgary, AB	650	7.5–8 hr
	Vancouver, BC	670	8–8.5 hr
Hospital / Medical Centre	Kootenay Lake Hospital, Nelson	1.5	4 min
	Kootenay Boundary Regional Hospital, Trail	62	1 hr 5 – 1 hr 15
Dentist	Kootenay Lake Dental Clinic, Nelson	0.8	3 min
	Nelson Avenue Dental Clinic, Nelson	1.2	4 min
Postal Services	Canada Post, Nelson	0.4	2 min
Library	Nelson Public Library	0.3	1 min

West Kootenay

Nelson sits on the West Arm of Kootenay Lake in the West Kootenay region of southeast British Columbia. Founded as a silver-mining boomtown in the 1880s, the city is known for its restored Victorian and Edwardian heritage buildings and its arts and culture community. Nelson is the regional centre for healthcare, education, retail and government in the West Kootenay. Distances: Castlegar approx. 35–45 min; Trail approx. 1 hr 5 – 1 hr 15; Kelowna approx. 3.5–4 hr.

Nelson

Nelson is a historic city located on the West Arm of Kootenay Lake and serves as the primary service and cultural centre for the West Kootenay region. Incorporated in 1897, the city retains a large number of heritage buildings and a well-established downtown core. The city supports a diverse economy including healthcare, education, tourism, and small business. It is home to Selkirk College, Kootenay Lake Hospital, and a wide range of retail and professional services. Recreation is a central part of life in Nelson, with Kootenay Lake, surrounding trail networks, and Whitewater Ski Resort located approximately 20 minutes from town. The city functions as a base for both daily living and access to surrounding rural communities.

Weather

Avg Yearly Rainfall: 750 mm

Avg Winter Snowfall: 300 cm

Avg High Temp: 27°C

Avg Low Temp: -5°C

COMMUNITY INFORMATION

Recreational Facilities

Nelson has a strong recreation base for a city of its size. The Nelson and District Community Complex houses a 25-metre pool, a leisure pool with waterslide, an NHL-sized ice arena, fitness centre and gymnasium. Whitewater Ski Resort, about 20 minutes south of the city, has four chairlifts, a handle tow and 81 named runs across 1,300+ acres of terrain in the Selkirk Mountains. The Nelson Nordic Ski Club maintains groomed cross-country trails at the Apex/Busk area. Pulpit Rock and the trail networks on Mountain Station provide hiking and mountain biking right above town. Kootenay Lake's West Arm is at the city's doorstep for sailing, kayaking, paddleboarding, swimming and fishing. Granite Pointe Golf Club and the Nelson Curling Centre round out the year-round options.

Historic and Heritage Sites

Nelson has more heritage buildings per capita than any other city in British Columbia, with around 350 restored heritage buildings concentrated in the downtown core and surrounding neighbourhoods. The city was incorporated in 1897 during the silver boom and grew into the regional centre of the West Kootenay. Notable landmarks include the granite Court House (1908) designed by architect Francis Rattenbury, the Capitol Theatre (1927, restored and reopened as a live-performance venue in 1988), and the Nelson Museum, Archives & Gallery (formerly Touchstones Nelson) housed in the 1902 heritage Post Office and former City Hall. The Nelson Electric Tramway operates restored Streetcar 23 along the lakefront seasonally from May through Thanksgiving. Filmgoers may recognize Nelson as the primary location for the 1987 Steve Martin film Roxanne.

Festivals and Events

Nelson hosts a year-round calendar of community events. The Nelson International Mural Festival, presented by the Nelson and District Arts Council each August, brings local and international street artists to paint large-scale public murals throughout downtown. The Cottonwood Falls Park Saturday market runs weekly from May through October. The Capitol Theatre presents live theatre, music, dance and film year-round in its 426-seat heritage venue. Shambhala Music Festival, held annually in the nearby Salmo River Valley, draws an international electronic-music audience each summer. Other recurring community events include Nelson Pride, the Garlic Festival, and the Christmas Heritage House Walk.

Geography

Nelson sits at approximately 535 m elevation on the steep north shore of the West Arm of Kootenay Lake, with the city built up the hillside and into the surrounding terraces. The Selkirk Mountains rise to over 2,500 m within sight of downtown. The climate is moderated by the lake — winters are milder than in the Slocan Valley despite high snowfall in the surrounding mountains. The city is connected by Highway 6 south to Salmo and the U.S. border, by Highway 3A west to Castlegar and east along the lakeshore to Balfour and the East Shore ferry, and by Highway 6 north to the Slocan Valley.

RESOURCES

Helpful links and contacts for new residents:

KootenayBC Real Estate

<https://kootenaybc.com>

City of Nelson

<https://www.nelson.ca>

Nelson & District Chamber of Commerce

<https://www.discovernelson.com>

Nelson Kootenay Lake Tourism

<https://www.nelsonkootenaylake.com>

Regional District of Central Kootenay (RDCK)

<https://rdck.ca>

Building & Permits — City of Nelson

<https://www.nelson.ca/162/Building-Permits>

Building & Permits — RDCK

<https://rdck.ca/EN/main/services/building-inspection.html>

Waste Disposal — Nelson curbside / Grohman Narrows Transfer Station

<https://rdck.ca/EN/main/services/waste-recycling.html>

Electricity — Nelson Hydro (City of Nelson)

<https://www.nelson.ca/218/Electric-Nelson-Hydro>

Strata Property Act — Province of BC

<https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing>

Water — City of Nelson utilities

<https://www.nelson.ca/374/Water>

Water — Community water systems & advisories (Interior Health)

<https://drinkingwaterforeveryone.ca>

Water — BC Water Licences (FrontCounter BC)

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

Local Hospital — Kootenay Lake Hospital, Nelson (24/7 ER)

<https://www.interiorhealth.ca/locations/kootenay-lake-hospital>

Regional Hospital — Kootenay Boundary Regional Hospital, Trail (24/7 ER)

<https://www.interiorhealth.ca/locations/kootenay-boundary-regional-hospital>

Internet — Telus / Telus PureFibre

<https://www.telus.com>

Internet — Rogers (formerly Shaw)

<https://www.rogers.com>

Internet — Columbia Wireless

<https://columbiawireless.ca>

Internet — Starlink / Xplornet (rural alternatives — availability varies by property)

<https://www.starlink.com>

Canada Post

<https://www.canadapost.ca>

Nelson Public Library

<https://nelson.bc.libraries.coop>