

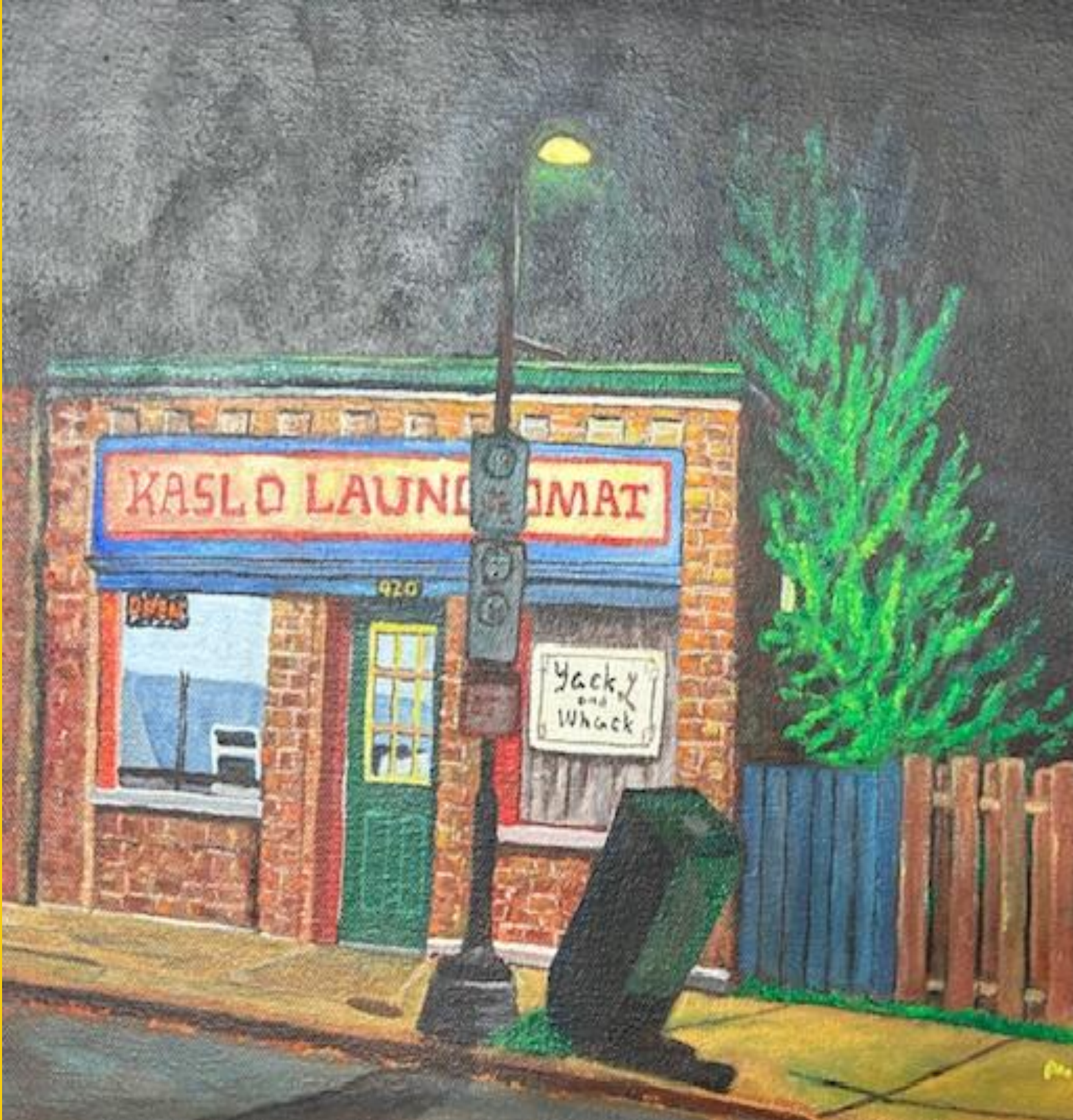
420 Front Street,  
Kaslo BC  
\$448,000

Kootenay  
BC



FAIR REALTY

REAL ESTATE



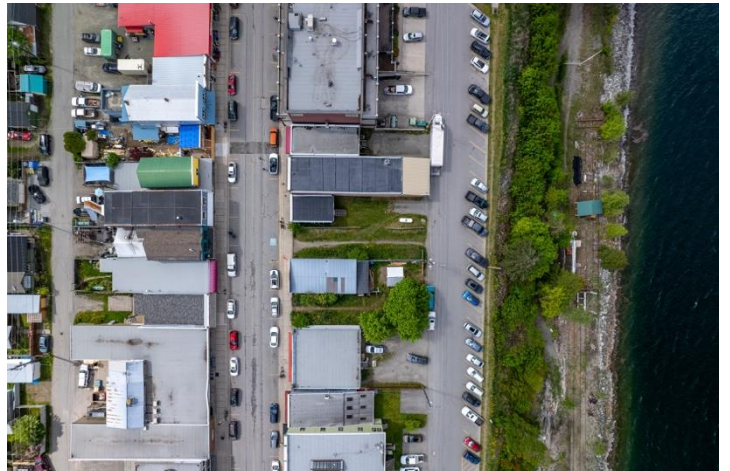
# DETAILS

## Front Street Building — Downtown Kaslo

A commercial building on Kaslo's Front Street, with views across Kootenay Lake to the Purcell Mountains and a short walk to the waterfront, marina, restaurants, and shops.

The 25' x 100' C-2 zoned lot is fully serviced with municipal water and sewer. The building has seen substantial investment in infrastructure and operations over the years and is in good working condition. Two tenants are in place—a retail space currently operating as a hair salon and a rear rental space leased to a food truck operator—providing income while a new owner considers their plans. The main floor houses an established laundromat that can be continued, restructured, or repurposed depending on the buyer's plans.

C-2 zoning and a Front Street address open the door to a range of uses: an owner-operated business with tenant income to help carry the building, a redevelopment project, or a longer-term hold in a West Kootenay lakefront village.



**ML®**                      **Lot Size:** 25' x 100' (2,504 ft<sup>2</sup>)  
**Zoning:** C-2 Central Business District  
**Services:** Municipal water & sewer, hydro

# RDCK MAP



## RDCK Property Report

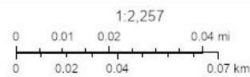
### Area of Interest (AOI) Information

Area : 0.06 acres

Jul 19 2024 0:59:06 Pacific Daylight Time



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



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, Swatchmap, GeoTechnologies, Inc, MET/NADA, USGS, EPA, US Census Bureau, UDDA, NRCan, Parks Canada

# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00011.000	011-471-174	420 FRONT ST, KASLO	Store(S) And Service Commercial	NEP393
#	LTO Number	Lot	Block	District Lot	Land District
1	CA6433850	11	2	208	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	LOT 11 BLOCK 2 PLAN NEP393 DISTRICT LOT 208 KOOTENAY LAND DISTRICT	2500	SQUARE FEET	0.06	

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	420 FRONT ST	-	420	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

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

## Official Community Plan

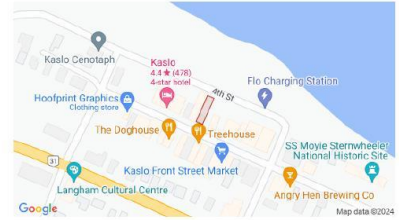
#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	CC	Core Commercial	Commercial	0.06

The mapping information shown are approximate representations and should be used for reference purposes only.

# SUMMARY

## Summary Sheet

### 420 FRONT ST Kaslo BC



PID	011-471-174
Registered Owner	PO*
Legal Description	LOT 11 BLOCK 2 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	1964	Structure	STORE(S) AND SERVICE COMMERCIAL
Lot Size	2503.99 ft <sup>2</sup>	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	555.85 m	Min Elev.	554.14 m
Floor Area	-	Walk Score	60 / Somewhat Walkable
Transit Score	-	Annual Taxes	-

#### ASSESSMENT

	2023	%	2024
Building	\$97,500	↑ 7.69	\$105,000
Land	\$137,000	↑ 10.95	\$152,000
Total	\$234,500	↑ 9.59	\$257,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$257,000	↑ 38.92
Sales History	08/11/2017	\$185,000	↑ 13.32
	02/09/2010	\$163,260	↑ 12.59
	05/02/2007	\$145,000	-

#### DEVELOPMENT APPLICATIONS

-

#### SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	J V Humphries	Trafalgar Middle School	J V Humphries
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12

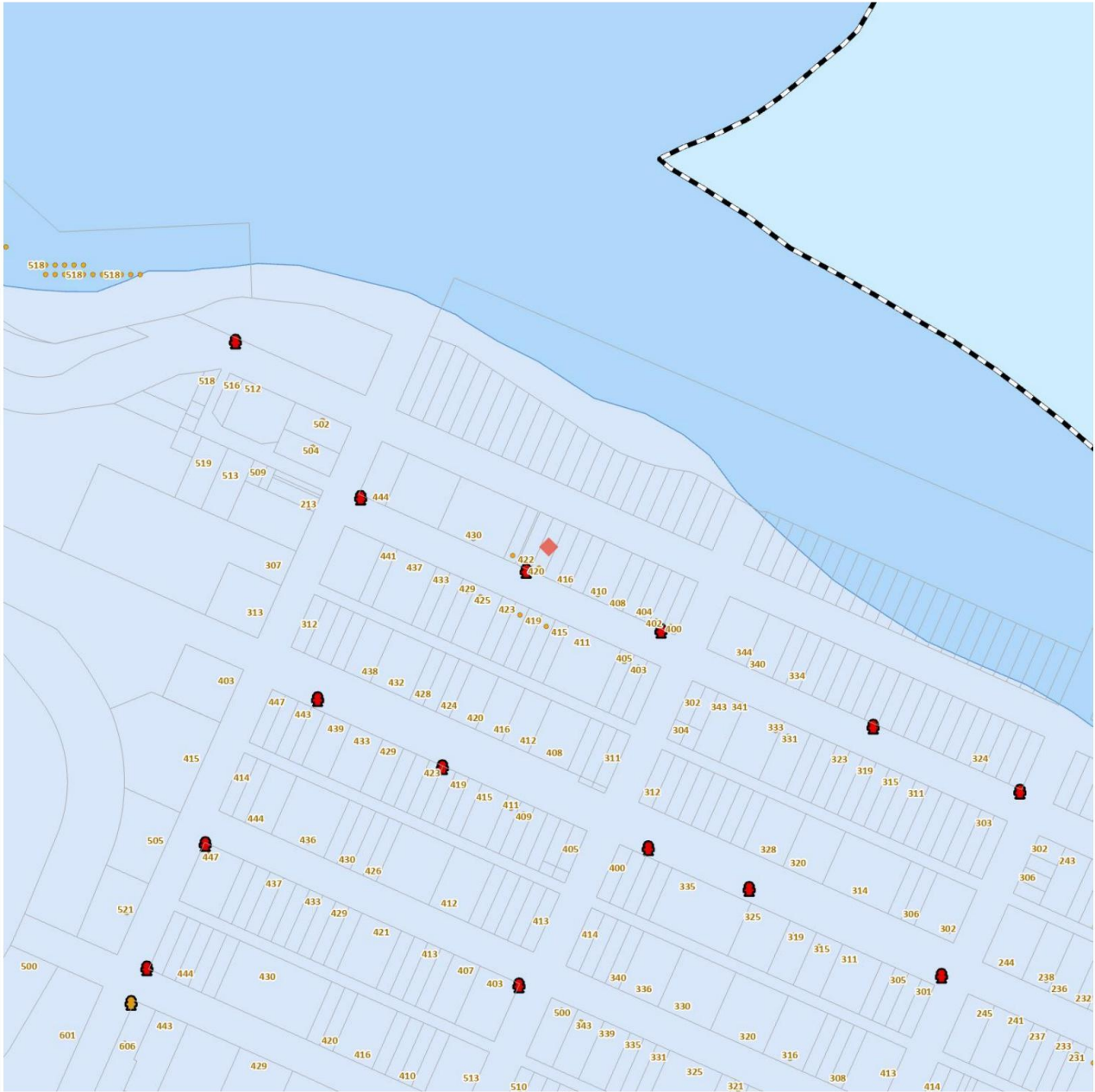
The enclosed information, while deemed to be correct, is not guaranteed.

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# UTILITIES MAP

Regional District of Central Kootenay GIS

## Utilities



### Legend

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

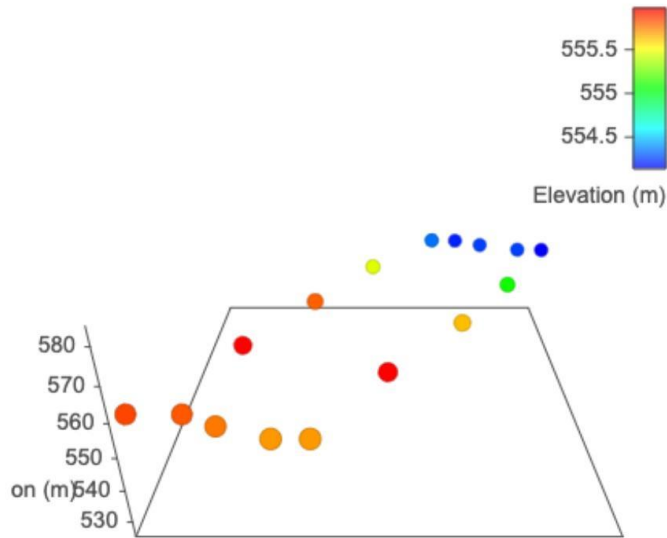
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# ELEVATION

## Estimated Lot Dimensions and Topography



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



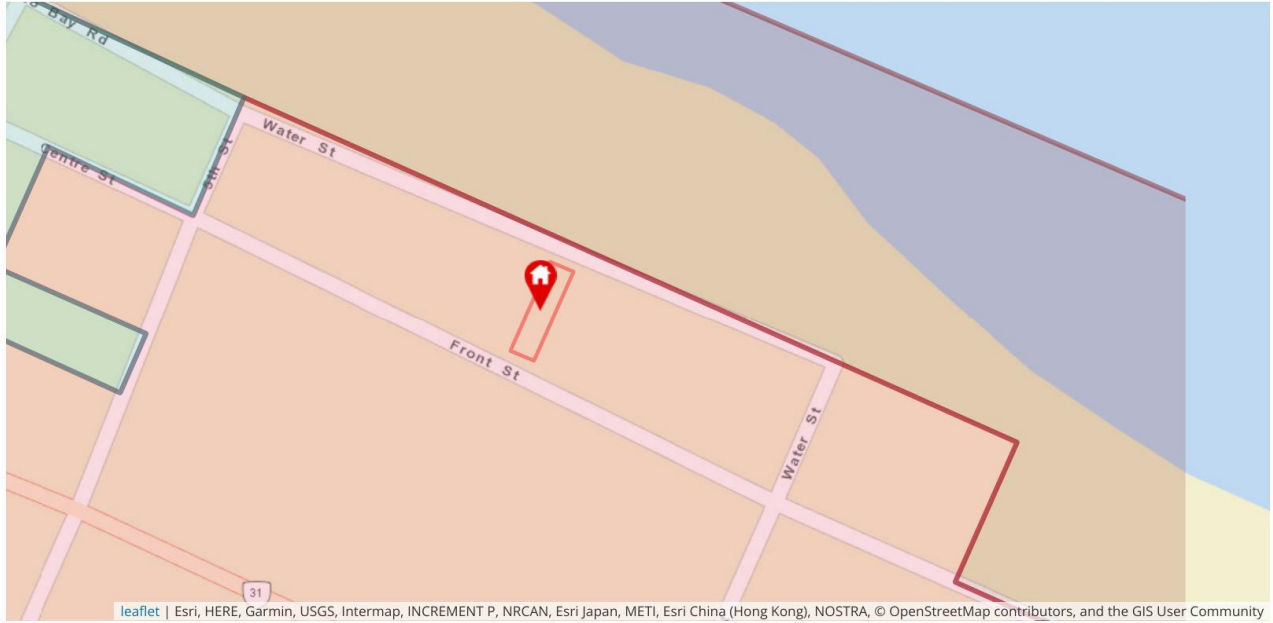
Max Elevation: 555.97 m | Min Elevation: 554.14 m | Difference: 1.84 m

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# ZONING

Land Use

## Zoning



### Subject Property Designations:

Code: **C2**

Description: Central Business District Zone

### Layer Legend:

	Code	Description
■	<b>C2</b>	Central Business District Zone
■	<b>P1</b>	Park and Open Space Zone
■	<b>RM1</b>	Multiple Residential Zone

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# ZONING

Land Use

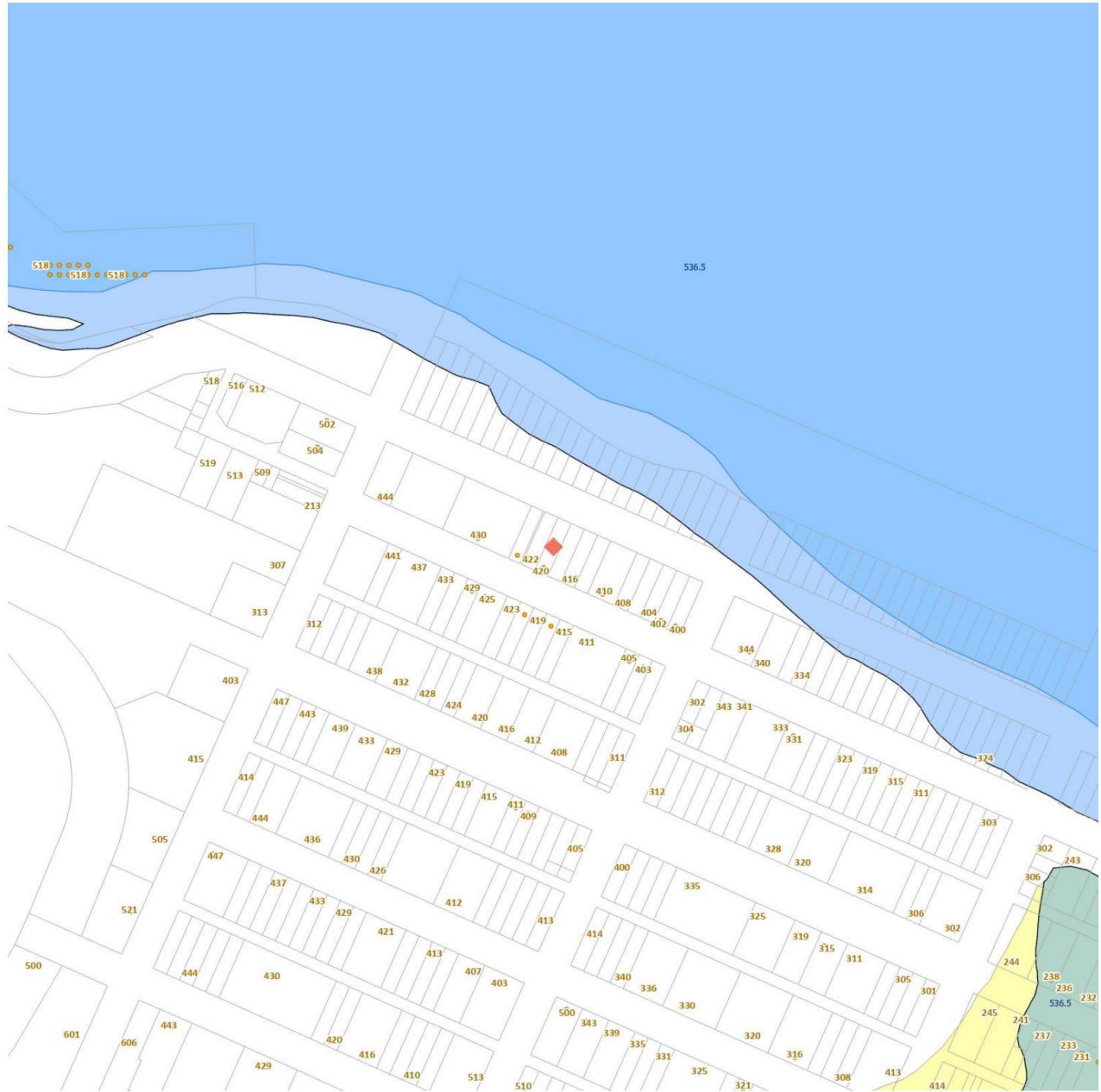
## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <a href="#">C2</a> Description: Central Business District Zone
Official Community Plan	<a href="#">CC - Core Commercial</a>
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve

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# FLOOD MAP

## Flood and Hazard

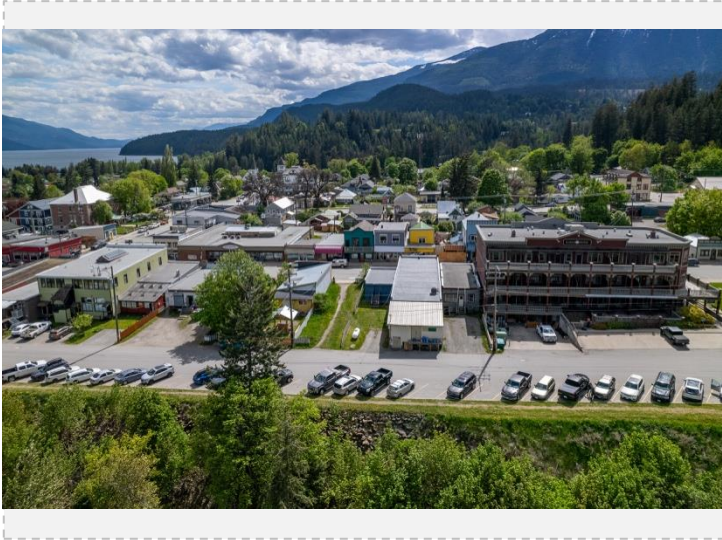
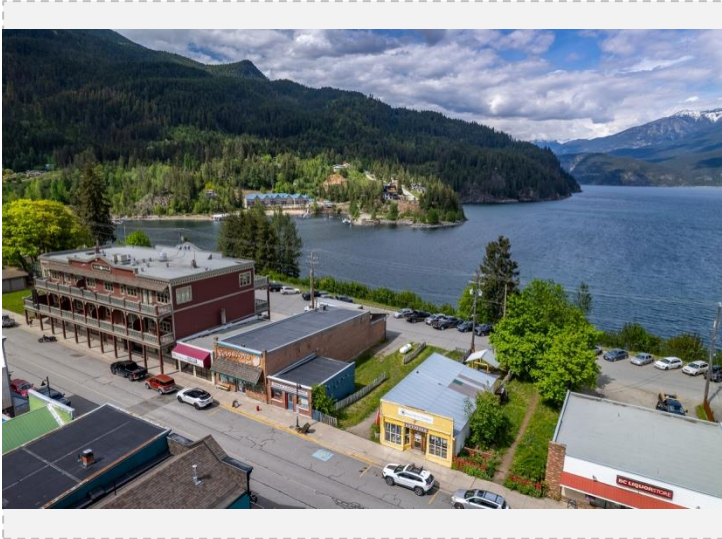
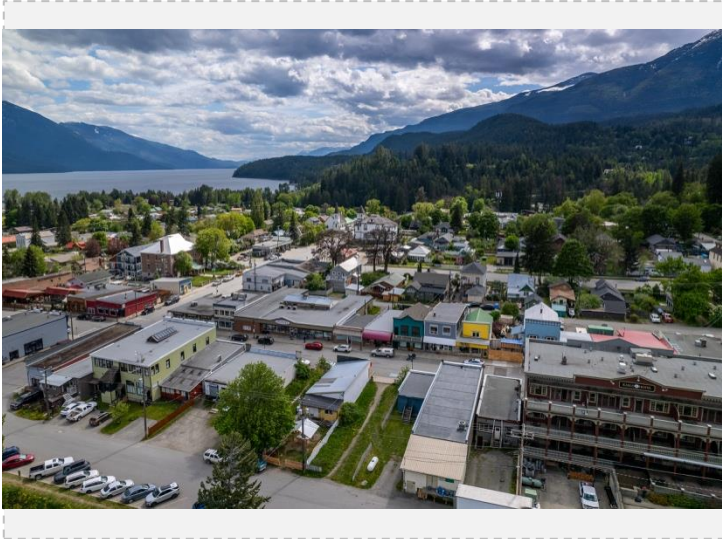


### Legend

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

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# PICTURES



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo (K-12)	1.2	4 min
Shopping	Front Street, Kaslo	0.6	2 min
	Baker Street, Nelson	68.7	approx. 1 hr – 1 hr 10
Airport	West Kootenay Regional Airport, Castlegar	110	approx. 1 hr 30 – 1 hr 45
	Trail Regional Airport	147	approx. 2 hr – 2 hr 15
Major Cities	Nelson, BC	68.7	approx. 1 hr – 1 hr 10
	Castlegar, BC	110	approx. 1 hr 30 – 1 hr 45
	Nakusp, BC	98	approx. 1 hr 30 – 1 hr 45
	Cranbrook, BC	227	approx. 3.5–4 hr
	Spokane, WA	307	approx. 4–4.5 hr
	Kelowna, BC	335	approx. 4.5–5 hr
	Calgary, AB	604	approx. 7–7.5 hr
	Vancouver, BC	727	approx. 8.5–9 hr
North Kootenay Lake & Lardeau Valley	Meadow Creek (closest store, gas, post office)	40	approx. 40–50 min
	Argenta	48	approx. 50 min – 1 hr
	Johnsons Landing	60	approx. 1 hr – 1 hr 15
Hospital / Medical Centre	Victorian Community Health Centre, Kaslo (ER 9 am–5 pm Mon–Fri)	1.3	4 min
	North Kootenay Lake Community Services	0.5	2 min
	Kootenay Lake Hospital, Nelson (24/7 ER)	68.3	approx. 1 hr – 1 hr 10
	Kootenay Boundary Regional Hospital, Trail (24/7 ER)	139	approx. 1 hr 55 – 2 hr 15
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	approx. 1 hr – 1 hr 10
	Silverton Dental Clinic, Silverton	51.6	approx. 45–55 min
Postal Services	Canada Post, Kaslo	0.7	2 min
Library	Kaslo Library	0.4	2 min

## North Kootenay Lake

Kaslo sits on the west shore of Kootenay Lake at the mouth of the Kaslo River, in the North Kootenay Lake region of southeast British Columbia. The site began as a sawmill operation in 1889 and grew into a town through the silver-mining boom of the early 1890s. Today it is a small heritage village known for its restored Victorian buildings, the SS Moyie sternwheeler National Historic Site, and an active arts community. North of Kaslo, the Lardeau Valley extends to a string of smaller rural communities — Lardeau, Cooper Creek, Meadow Creek, Howser, Poplar Creek, Argenta and Johnson's Landing — where many residents come to Kaslo for shopping, schools, healthcare and weekly services. Distances: Nelson approx. 1 hr – 1 hr 10; Castlegar approx. 1 hr 30 – 1 hr 45; Nakusp approx. 1 hr 30 – 1 hr 45. Travel times along Highway 31 and Highway 31A can vary seasonally, particularly in winter conditions.

## Kaslo

Kaslo, with a population of around 1,000, is the largest community on the main body of Kootenay Lake. The village sits in a valley between the Selkirk and Purcell mountain ranges, with a downtown of independent shops and artisans along Front Street and a public lakefront park. Many heritage buildings have been restored, including the SS Moyie — the world's oldest intact passenger sternwheeler — and the 1898 Village Hall, one of the oldest civic buildings still in continuous use in BC. The village's nine-hole golf course, ice arena, public beaches and surrounding provincial parks support year-round outdoor recreation. Kaslo also functions as the service hub for the Lardeau Valley and the north end of Kootenay Lake; the broader region is the access point for hiking, paddling and wildlife viewing on Duncan Lake, the Lardeau River and the Purcell Wilderness Conservancy. Regional services in Nelson are within about an hour's drive.

## Weather

**Avg Yearly Rainfall:** 698 mm

**Avg Winter Snowfall:** 188 cm

**Avg High Temp:** 25°C

**Avg Low Temp:** -5°C

# COMMUNITY INFORMATION

## Recreational Facilities

Kaslo offers a 9-hole golf course, an ice arena for public skating, hockey and curling, public beaches at Kaslo Bay Park, tennis courts, a skateboard park and a riding arena. Several provincial parks are within a short drive, including Kokanee Glacier, Goat Range, Davis Creek and Lost Ledge. Kootenay Lake itself is the recreational heart — accessible from Kaslo's marina and beaches for boating, kayaking, paddleboarding, sailing, swimming, fishing and houseboating. The village rents houseboats from Kaslo's Shipyards fleet, and groomed and wilderness hiking trails radiate from town in every direction. Winter brings backcountry skiing, snowmobiling, ice fishing and Nordic skiing on local trails.

## Historic and Heritage Sites

Kaslo is home to several historic and heritage sites, including the SS Moyie, the world's oldest intact passenger sternwheeler. Aboard the SS Moyie, visitors learn about Kootenay Lake's steamboat era and the Victorian engineering of the period. The village hall, built in 1898, is one of the oldest civic buildings in continuous use in BC. Heritage homes from the silver mining era line the streets, and the Langham Cultural Centre preserves a former hotel that housed Japanese-Canadian internees during WWII.

## Festivals and Events

The Kaslo Jazz Etc. Summer Music Festival is the village's signature event, held annually since 1991 on the August long weekend. Audiences gather at Kaslo Bay Park to enjoy jazz, blues and roots music performed from a floating stage on Kootenay Lake. The IDidaRide is a running and mountain biking event in August offering five distance options. May Days is a long-running Kaslo tradition featuring maypole dancing, loggers' sports and a parade. The Logger Sports competition, the Kaslo Trade Fair and weekly Saturday markets through the summer round out the calendar.

## Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village sits on the floodplain formed by the outflow of the Kaslo River, with residential neighbourhoods on the bench land above. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779 m) rises across Kootenay Lake. The Selkirks behind Kaslo are home to the Goat Range and Kokanee Glacier Provincial Parks, both of which offer full four-season recreation. Elevation in the village is approximately 535 m.

# RESOURCES

*Helpful links and contacts for new residents:*

**KootenayBC Real Estate**

<https://kootenaybc.com>

**Village of Kaslo**

<https://www.kaslo.ca>

**Kaslo & Area Chamber of Commerce**

<https://www.kaslochamber.com>

**Visit Kaslo (visitor info)**

<https://visitkaslo.com>

**Regional District of Central Kootenay (RDCK)**

<https://rdck.ca>

**Building & Permits — Village of Kaslo**

<https://kaslo.ca/p/building-permits>

**Building & Permits — RDCK**

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

**Waste Disposal — Kaslo Transfer Station / RDCK Recycling**

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

**Water — Village of Kaslo utilities**

<https://www.kaslo.ca>

**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>

**Victorian Community Health Centre, Kaslo (ER 9 am–5 pm Mon–Fri, 3-bed ER)**

<https://www.interiorhealth.ca/locations/victorian-community-health-centre-of-kaslo>

**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 — Kaslo infoNet Society (local fibre/wireless)**

<https://kin.bc.ca>

**Internet — Telus**

<https://www.telus.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>

**Kaslo Public Library**

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