

424 FRONT ST
KASLO BC
\$398,000



REAL ESTATE  FAIR REALTY



DETAILS

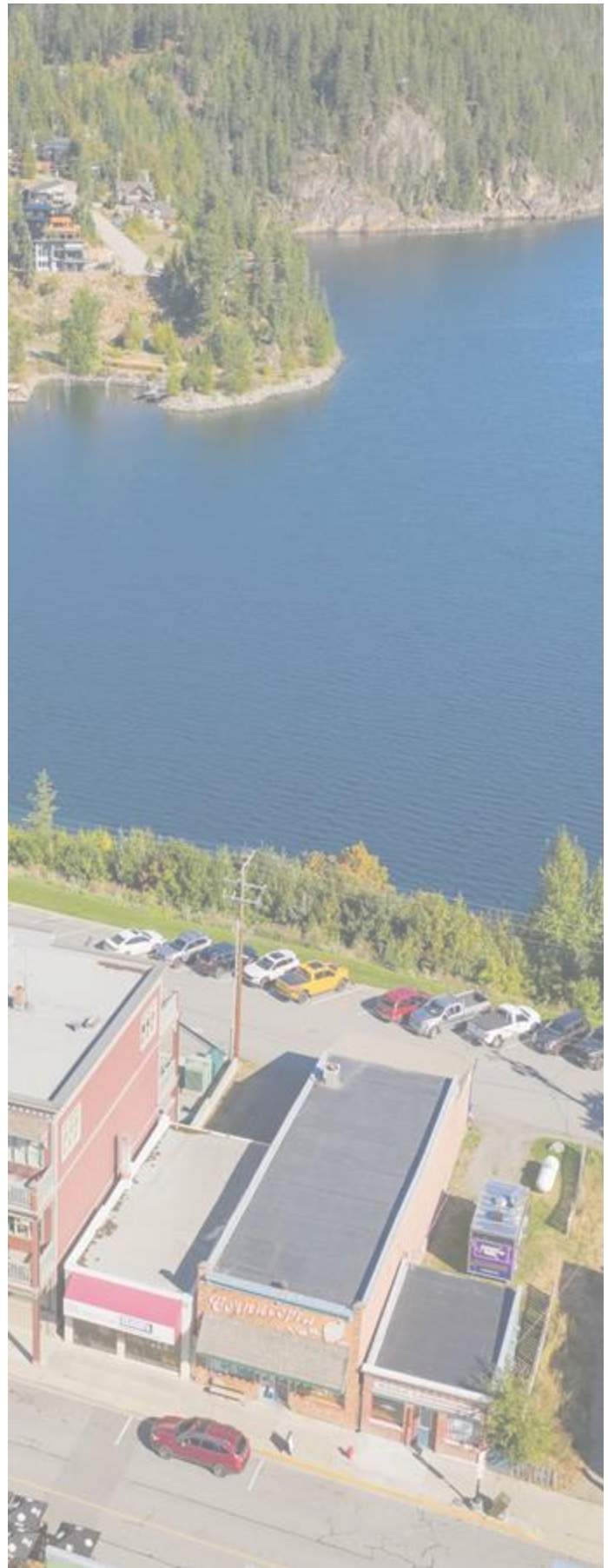
Prime Commercial Opportunity in the Heart of Kaslo, B.C.

This historic building, once home to the Bank of Montreal, sits on a 25'x110' lot in the heart of Kaslo's main street. Currently tenanted by 2 businesses, it's serviced with water, sewer, hydro & fibre internet, and includes a partial basement plus rear parking.

On the sunny side of Front St, it backs onto Water St with stunning lake and Purcell Mountain views. A versatile property—keep as is, reimagine, or explore future live/work potential in one of BC's most charming mountain towns.

Size: 25'X110'

Services: municipal water, sewer, and hydro, fiber internet



TAX 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.

424 FRONT ST KASLO

Area-Jurisdiction-Roll: 21-533-00013.000



Total value **\$301,000**

2025 assessment as of July 1, 2024

Land \$145,000

Buildings \$156,000

Previous year value \$285,000

Land \$134,000

Buildings \$151,000

Property information

Year built 1952

Description Office

Bedrooms

Baths

Carports

Garages

Land size 2200 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area 1,650

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 13, BLOCK 2, PLAN NEP393, DISTRICT LOT 208,
KOOTENAY LAND DISTRICT, AMD (SEE DF 27115)
PID: 017-295-645

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



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EXPENSES

Property Taxes:

2024

\$3939.77



Sewer/Water/Hydro:

2024

\$4649/yr approx.



Insurance:

2024: \$6083/YR

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

SUMMARY

Summary Sheet

424 FRONT ST Kaslo BC

PID	017-295-645
Registered Owner	55*
Legal Description	THAT PORTION OF THE 6 INCH STRIP OF FRONT STREET SHOWN ON PLAN DF 27115, WHICH IS ADJACENT TO THAT PART OF LOT 13, LYING NORTHWEST OF A LINE PARALLEL TO AND 3 FEET DISTANT FROM THE EASTERLY BOUNDARY IN BLOCK 2 AND THAT PART OF LOT 13, LYING NORTHWEST OF A LINE PARALLEL TO AND 3 FEET DISTANT FROM THE EASTERLY BOUNDARY THEREOF, IN BLOCK 2 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393 THE ABOVE DESCRIBED PARCELS OF LAND ARE NOW TO BE KNOWN AS LOT 13 AMENDED (SEE 1408051) BLOCK 2 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393
Plan	NEP393
Zoning	C2 - Central Business District Zone
Community Plan(s)	DCP: CC - Core Commercial, not in ALR



Year Built	1952	Structure	OFFICE BUILDING (PRIMARY USE)
Lot Size	2256.55 ft²	Floor Area	-
Bathrooms	-	Bedrooms	-
Max Elev.	556.00 m	Min Elev.	554.64 m
Walk Score	61 / Somewhat Walkable	Transit Score	-
Tax Year	2023	Annual Taxes	\$0.00

ASSESSMENT

	2024	%	2025
Building	\$151,000	↑ 3.31	\$156,000
Land	\$134,000	↑ 8.21	\$145,000
Total	\$285,000	↑ 5.61	\$301,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$301,000	↑ 140.80
Sales History	15/11/2018	\$125,000	↑ 7
	15/05/2001	\$117,000	-

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

-

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

— Streams and Shorelines

— Lakes and Rivers

□ Cadastre - Property Lines



MUNICIPAL OWNED

RDCK OWNED

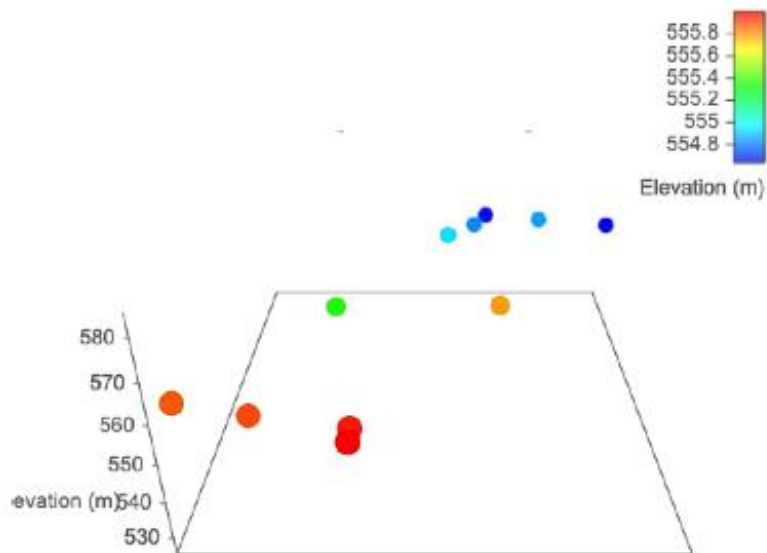
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 556.00 m | Min Elevation: 554.64 m | Difference: 1.36 m

FLOOD MAP



Subject Property Designations:

Not Applicable

Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: C2 Description: Central Business District Zone
Official Community Plan	CC - Core Commercial
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not in Floodplain

Zoning



Subject Property Designations:

Code: [C2](#)

Description: Central Business District Zone

Layer Legend:

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

Kaslo, with a population of just 1,000 is actually 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

Kul Nijjar, 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>