

417 FRONT ST  
KASLO BC  
\$450,000



REAL ESTATE  FAIR REALTY



# DETAILS

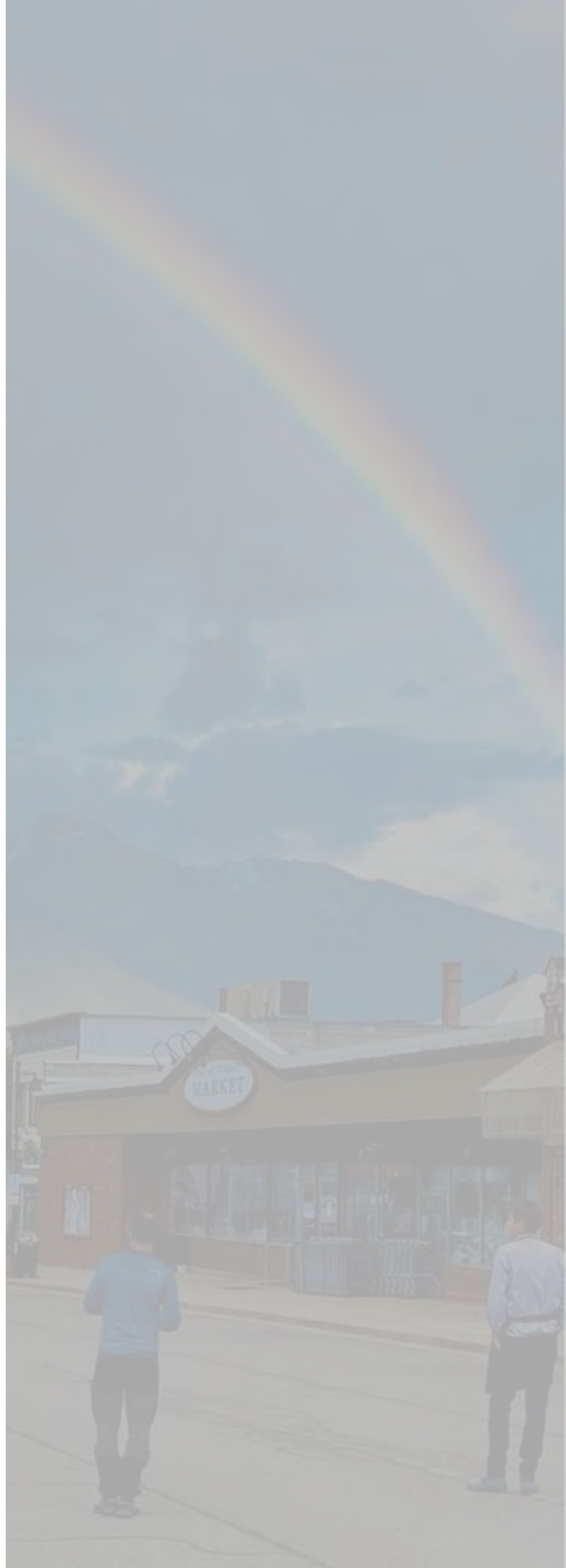
Prime Commercial Opportunity in the Heart of Kaslo,  
B.C.

Located on the busiest street in one of the most picturesque towns in the Kootenays, this solid concrete block building offers incredible visibility and potential. With a new torch-on roof completed in 2023, this well-maintained property has been home to a thriving pizzeria since 2011, loved by both locals and tourists alike.

Whether you choose to continue the current successful operation or bring your own vision to life, this proven high-traffic location offers the perfect foundation for your next business venture. Financials available to qualified buyers. Don't miss your chance to own a cornerstone of Kaslo's vibrant village core!

**MLS:** 10343095 **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.

## 417 FRONT ST KASLO

Area-Jurisdiction-Roll: 21-533-00075.000



**Total value** **\$311,000**

2025 assessment as of July 1, 2024

Land **\$156,000**

Buildings **\$155,000**

Previous year value **\$303,000**

Land **\$145,000**

Buildings **\$158,000**

### Property information

Year built 1947

Description Retail

Bedrooms

Baths

Carports

Garages

Land size 2750 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area 1,965

No. of apartment units

### Legal description and parcel ID

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

PID: 012-504-696

### 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



Store and access favourite properties across devices



View recently viewed properties

# TITLE

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$135000

2025-04-11, 06:45:34

Requestor: Kul Nijjar

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

**Land Title District**

Land Title Office

NELSON

NELSON

**Title Number**

From Title Number

CA8394759

CA1816380

**Application Received**

2020-08-28

**Application Entered**

2020-09-10

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

AS JOINT TENANTS

**Taxation Authority**Nelson Trail Assessment Area  
Kaslo, Village of**Description of Land**

Parcel Identifier:

012-504-696

Legal Description:

LOT 9 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:

2024  
\$4701



## Sewer/Water:

2024  
\$1468 approx.



**Insurance:** Western Financial Cranbrook  
2024: \$3107/YR

# INCLUDED ITEMNS

417 Front Street, Kaslo, B.C equipment list.

Baker's Pride Y600 deck ovens (2)  
True 48 " Cold display  
Blodgett Convection oven  
6 burner propane range  
True 2 door stand up fridge  
Hobart 60 quart mixer with dough hook, paddle, slicer  
and shredder attachments  
Berkel heavy duty meat slicer  
Sprizza pizza press model SSP240-01  
Hobart LX30H high temperature washer/sanitizer  
3 bay sink  
Caravell 4' ice cream chest  
Kemore chest freezer  
Kenmore upright freezer  
Northland upright fridge  
Evaporative Air Industrial fan/swamp cooler on wheels  
Coldstream Pizza prep table (new 2024)  
8' stainless work table  
True 54L keg cooler/dispensing taps (CO2 tank is leased  
from Air Liquide).  
Doyon Hot food merchandiser.

Smallwares:

Plates, cutlery, glasses and stemware, pizza pedestals,  
pans, pots, bowls, racks, pans, pasta maker, salad  
spinner, pizza peels, knives etc.

# SUMMARY

## Summary Sheet

### 417 FRONT ST Kaslo BC

PID	012-504-696
Registered Owner	error
Legal Description	LOT 9 BLOCK 9 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	1947	Structure	STORES) AND SERVICE COMMERCIAL
Lot Size	2704.40 ft²	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	557.99 m	Min Elev.	555.56 m
Floor Area	-	Walk Score	61 / Somewhat Walkable
Transit Score	-	Annual Taxes	\$4,670.00

#### ASSESSMENT

	2024	%	2025
Building	\$158,000	↓ -1.9%	\$155,000
Land	\$145,000	↑ 7.5%	\$155,000
Total	\$303,000	↑ 2.6%	\$311,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$311,000	↑ 130.37
Sales History	25/11/2010	\$135,000	↓ -10
	21/11/2006	\$150,000	-

#### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10343095	Preliminary 25/04/2025		\$450,000 /	Fair Realty (Kaslo)
10329496	Preliminary 24/02/2025		\$410,000 /	Fair Realty (Kaslo)
2465605K0	Expired 30/10/2022	138	\$309,000 / \$0	Fair Realty (Kaslo)

#### DEVELOPMENT APPLICATIONS

0

#### 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.



# 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  |

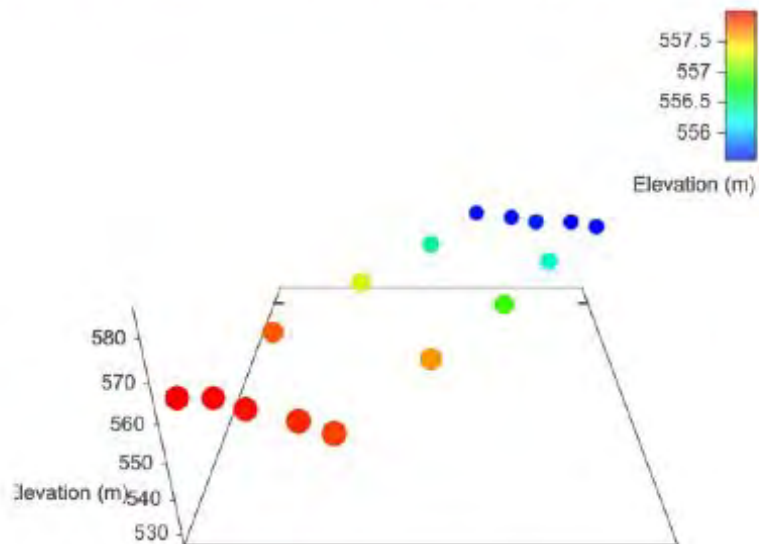


# ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 557.99 m | Min Elevation: 555.55 m | Difference: 2.44 m

# FLOOD MAP

Land Use

## 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

## Land Use

### 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
RM1A	Multiple Residential A Zone
R1	Single Family and Two Family Residential Zone

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	230m	1 min
<b>Shopping</b>	Front Street, Kaslo	1	4 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	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
<b>Hospital/ Medical Centre</b>	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
<b>Dentist</b>	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
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	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**

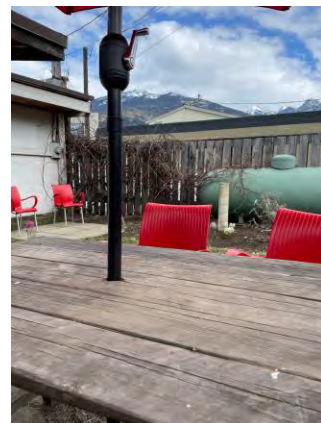
Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants 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>