

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

621 UNION
STREET,
NEW DENVER,
BC

\$298,000



DETAILS

Great opportunity for commercial space in New Denver BC. Used in the past as gas station and convenience/grocery store. A leasable space adjoining the store is currently rented to a donation/thrift store. Lots of room for potential, if you're looking for opportunities for self-employment in the Slokan Valley this could be a great spot. New Denver BC is small village on the shores of Slokan Lake, lots of recreational opportunities with a small town vibe.

MLS: 2457412 Size: 90' x 110'

Services: Municipal water, septic, hydro, high speed internet, telephone and satellite tv available



621 UNION STREET V0G 1S0

Major Area	New Denver	Status	Inactive (Unapproved)
Sub Area	Village of New Denver	Possession	
City	New Denver	Title	Freehold
Postal Code	V0G 1S0	Zoning Code	C1
Type	Commercial	Zoning Type	Commercial Mixed
Taxes	\$3,922 (2020)	Zoning Sub Type	Commercial
MLS#	2457412	List Price	\$298,000.00
Business Type	Mixed, Grocery, Retail Misc., Retail, Industrial/Comm.	Price Sold	
Business Name		Uncond. Sale Date	
Year Built	1944		
Desc Of Year Built	Approximate		

Property Features

Roof		Number of Units	
Construction	Concrete, Construction Mixed, Frame - Wood	First Nations Land YN	No
Number of Storeys	1	Sprinkler System	
Smoke Heat Detectors		Security Detectors	
Power		Bldg Sqft	4,322
Floor Location	Main	Storm Drainage	
Lot SqFt	9,903	Elevator	
Lot Acres	0.2273	Flooring	Concrete, Mixed
Lot Width	110	Lot Depth	90
Local Government Levies	Payable	Survey Cert Available YN	Yes
Loading		Loading Description	
Site Influence	Central Location, Corner Site, Downtown Core, Highway Access, Paved Roads, Recreation Nearby, Storage, Visual Exposure, Golf Nearby, Schools Nearby, Shopping Nearby, Easy Access, Satellite TV Available		
Exterior Finish			

Services

Water Supply	Municipal	Sewer Type	Septic
Heat Cost		Fuel	
Heating		Heat Cost Type	
Mandatory Develop Permit Area			

Legal & Mortgage

PID Number	031-136-877	Terms Of Sale	
Legal	Lot A, Plan EPP101689, District Lot 549, Kootenay Land District		
Fin Statements Avail From	Seller		
Court Ordered Sale YN	No		

TITLE

TITLE SEARCH PRINT

File Reference:

2021-02-27, 13:19:32

Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	NELSON NELSON
Title Number From Title Number	CA8234254 XB22506 XB22507 XB22508
Application Received	2020-06-09
Application Entered	2020-07-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area New Denver, The Corporation of the Village of
Description of Land Parcel Identifier: Legal Description:	031-136-877 LOT A BLOCK 34 DISTRICT LOT 549 KOOTENAY DISTRICT PLAN EPP101689
Legal Notations	HERETO IS ANNEXED EASEMENT CA8234256 OVER LOT B PLAN EPP101689 HERETO IS ANNEXED RESTRICTIVE COVENANT CA8234258 OVER THAT PART OF LOT B PLAN EPP101689 AS SHOWN ON PLAN EPP101691
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE

TITLE SEARCH PRINT

File Reference:

2021-02-27, 13:19:32

Requestor: Kul Nijjar

Pending Applications

NONE

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.

621 UNION ST NEW DENVER

Area-Jurisdiction-Roll: 21-551-00099.100



Total value **\$322,000**

2021 assessment as of July 1, 2020

Land \$141,000

Buildings \$181,000

Previous year value

Land

Buildings

Property information

Year built 1944

Description Market

Bedrooms

Baths

Carports

Garages

Land size 9903 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot A Plan EPP101689 District Lot 549 Land District 26

PID: 031-136-877

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

EXPENSES

Property Taxes:

2020

\$3,922.33 / year



Insurance (Western Financial):

2020

\$4,435.49 / year



Municipal Water (business):

2020

\$359.00 / year



Garbage (business):

2020

\$219.00 / year



RENOVATIONS

Curtis Roe dba JC Roofing Co.

INVOICE

DATE: September 12, 2018

Mountain Berry Store

DESCRIPTION OF WORK	
Roof replacement and roof repairs on Race Track Gas Materials - \$3,300 Labour - \$3,000 3 guys over 4 days plus travel costs	\$ 6,300.00
Thank you for your business	
Subtotal	\$ 6,300.00
GST Registration No. 80740 7671 RT0001	315.00
Total	\$ 6,615.00

SURVEY

REFERENCE PLAN OF COVENANT OVER PART OF LOT B DISTRICT LOT 549 KOOTENAY DISTRICT PLAN EPP101689.

Pursuant to Section 99(1)(e) of the Land Title Act

PLAN EPP101691

BCGS 82F.094

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:500



LEGEND

Bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 North.

The UTM coordinates and estimated absolute accuracy achieved are derived from Natural Resources Canada's Precise Point Positioning (PPP) service.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined scale factor of 0.9995242.

The combined scale factor has been determined based on an ellipsoidal elevation of 538 metres.

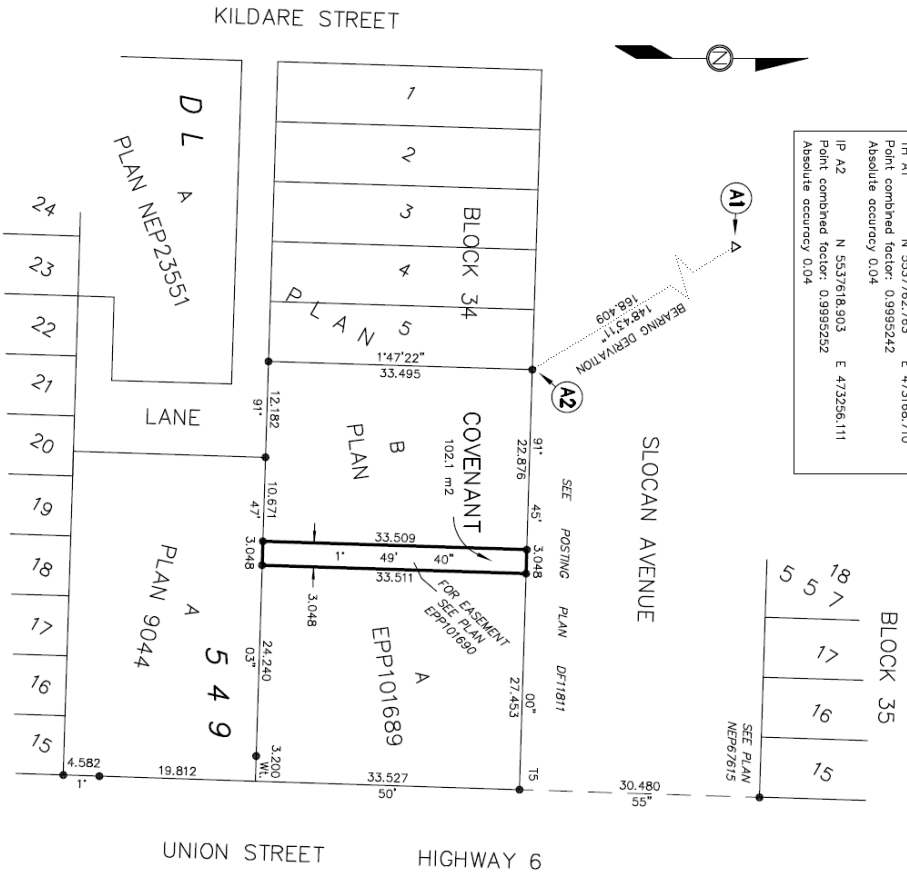
Note: This plan shows one or more witness posts (shown WL) which are not set on the true corner(s).

T5 Type 5 alternative short iron post drilled in concrete
m2 Square metres

Found Set
● Standard iron post
▲ Traverse hub (TH)

This plan lies within the Regional District of Central Kootenay.

UTM NAD83 (CSRS) 2002.0 Zone 11			
TH A1	N 5537762.763	E 473168.710	
Point combined factor:	0.9995242		
Absolute accuracy:	0.04		
IP A2	N 5537618.903	E 473256.111	
Point combined factor:	0.9995252		
Absolute accuracy:	0.04		



The field survey represented by this plan was completed on the 8th day of April, 2020
Joshua G. Hongo, BCLS 9553.



SEPTIC



OFFICE: 421 West Richards St. Nelson, BC V1L 3K2
TEL: 250.505.2610 or 250.317.1042
kootenaysetpic@gmail.com

SITE ASSESSMENT REPORT

November 19, 2019

621 Union Street New Denver B.C V0G-1S0

This is an assessment regarding Property known as 621 Union Street New Denver B.C V0G-1S0

The septic tank was not exposed, the distribution box was exposed, and the effluent level are normal and functioning properly. The septic field was looked at and seem to be in great condition and functioning properly all effluent level are at normal level. Over all the system is in great shape. The septic disposal field was located about 5 feet inside the new established property line for the new subdivision for the new lots.

We did dig a observation hole on the new lots to see how the soils look like and we discover the same type of gravelly sandy loam with 12" and smaller rock and the drainage is very nice due to the gravel content please see attached picture.

Over all the old system is functioning properly and it will be possible to put an updated system with this remaining space left after the new subdivided lots.

SEPTIC

WKSS SERVICE AGREEMENT
PAGE 2/2



SEPTIC

WKSS SERVICE AGREEMENT
PAGE 2/2



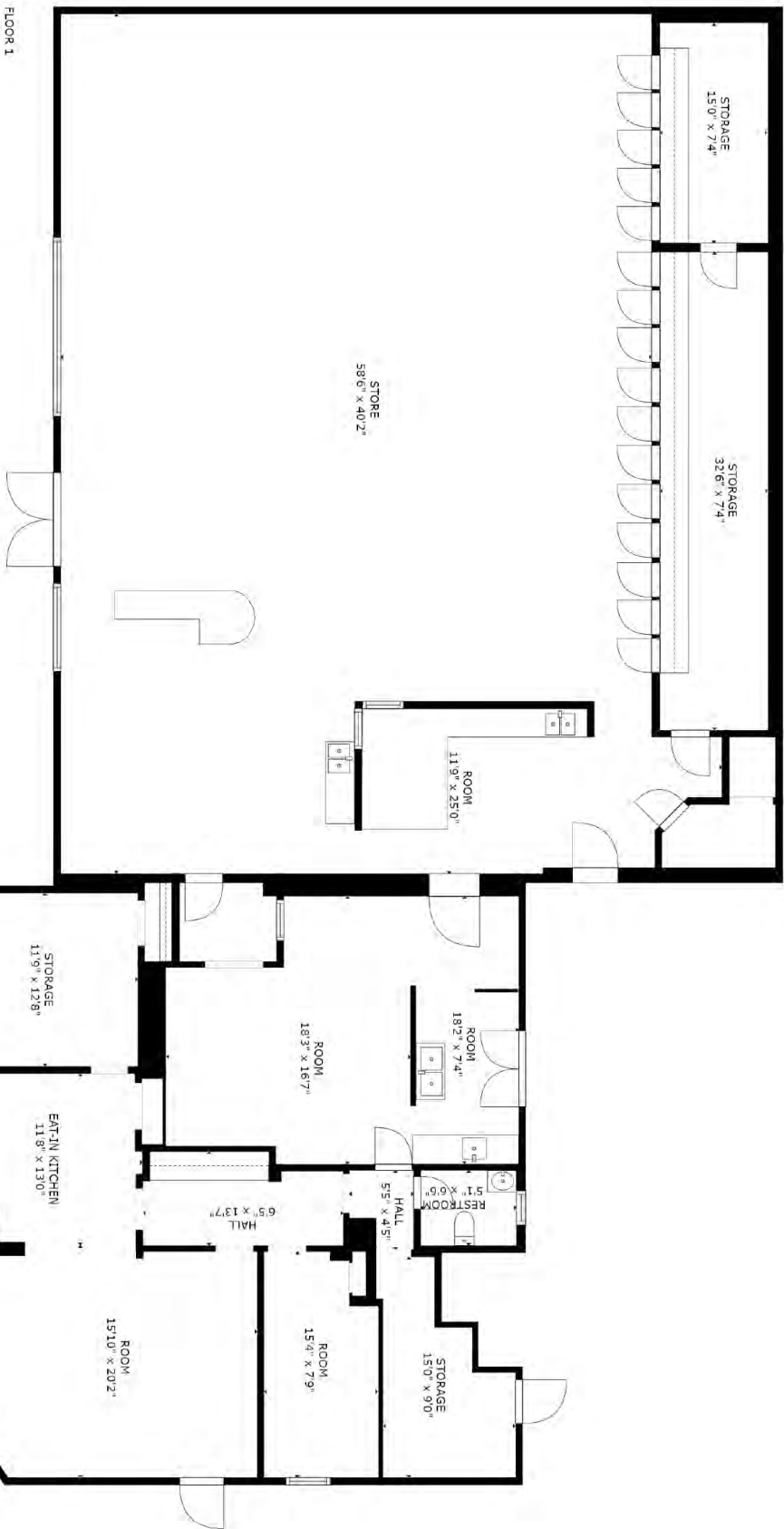
If any question about the system or comment please call.

Thank you,

Michael Guay-Rufiange ROWP

West Kootenay Septic Solutions Inc.
Michael Guay-Rufiange ROWP
421 West Richards St. Nelson, B.C. V1L-3K2
Contact: Michael Guay-Rufiange
Phone: 250-505-2610
E-mail: michael@wkss.works

FLOOR PLANS

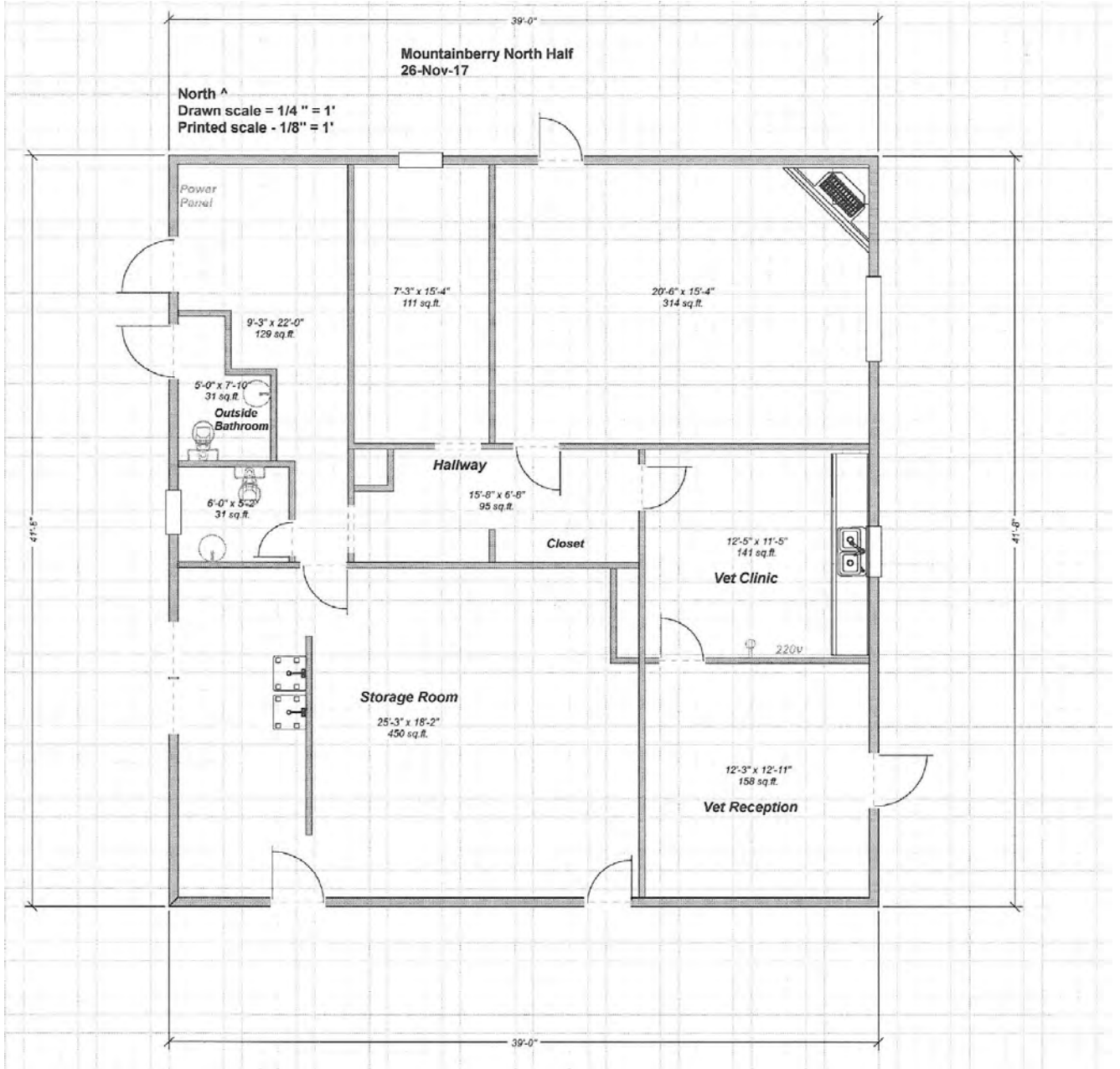


GROSS INTERNAL AREA
 FLOOR 1: 4322 sq. ft
 TOTAL: 4322 sq. ft

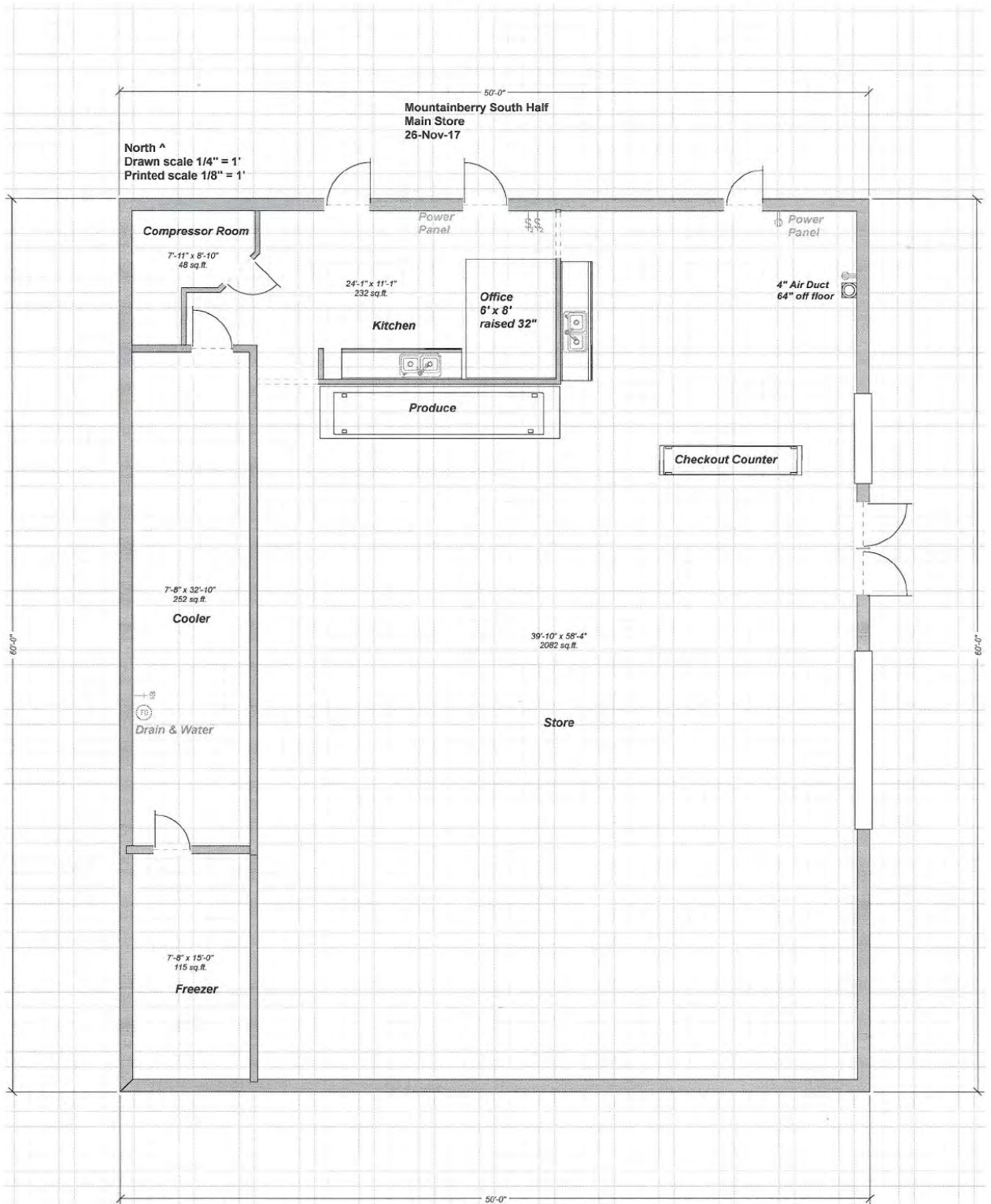
ETTES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR PLANS



FLOOR PLANS



RDCK MAP



RDCK Property Report

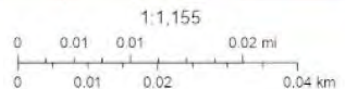
Area of Interest (AOI) Information

Area : 0.23 acres

Mar 27 2021 9:31:17 Pacific Daylight Time



- Legal Parcel Report
- Civic Add Report
- Electoral Areas
- RDCK Roads
- Cadastre - Legal Parcels
- Civic Address



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.23	-
Civic Address	1	-	-
Electoral Areas	1	0.23	-
Fire Service Areas	1	0.23	-
Water Systems	1	0.23	-
Zoning	1	0.23	-
Official Community Plan	1	0.23	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	1	0.23	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	551.00099.000	011-937-513	-	-	-

#	LTO Number	Lot	Block	District Lot	Land District
1	-	-	-	-	-

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	-	-	-	0.23

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	551.00099.000	-	621	UNION ST	621 UNION ST	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Colin Moss	0.23

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	0.23

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NEW DENVER	-	MUNICIPLE	0.23

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C1	Core Commercial	Village of New Denver	612	0.23

Official Community Plan

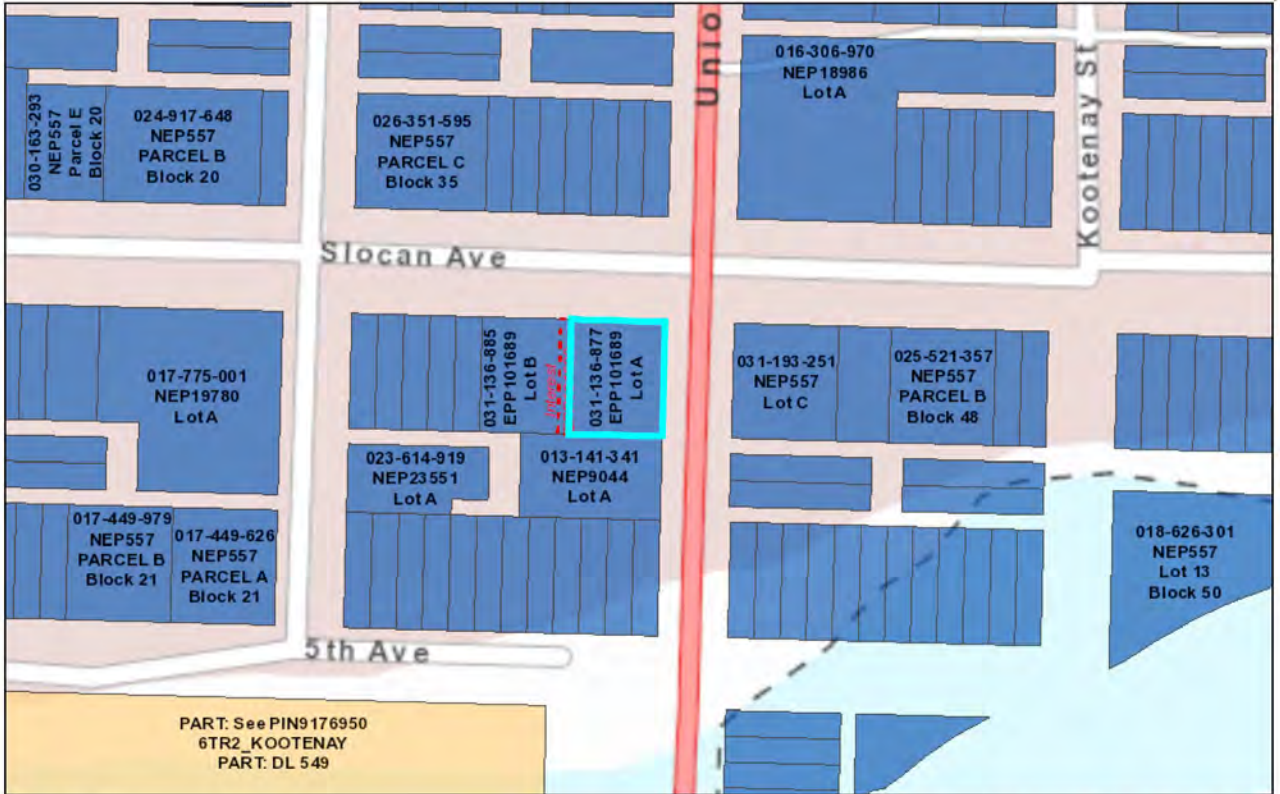
#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	-	Commercial	612	YES	0.23

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Carpenter Creek -Lower Half	Carpenter Creek -Lower Half	-	1	0.23


LTSA MAP

621 Union St LTSA Map



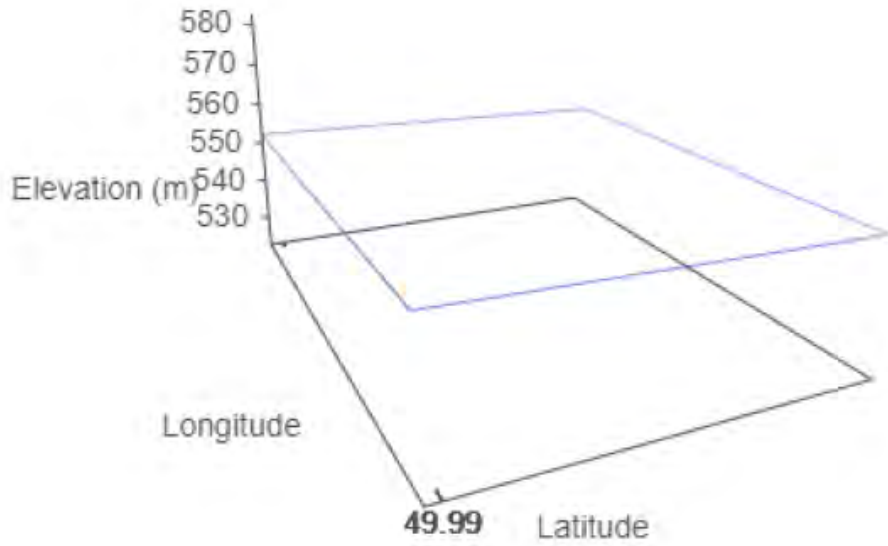
March 27, 2021

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest Parcels



ELEVATION

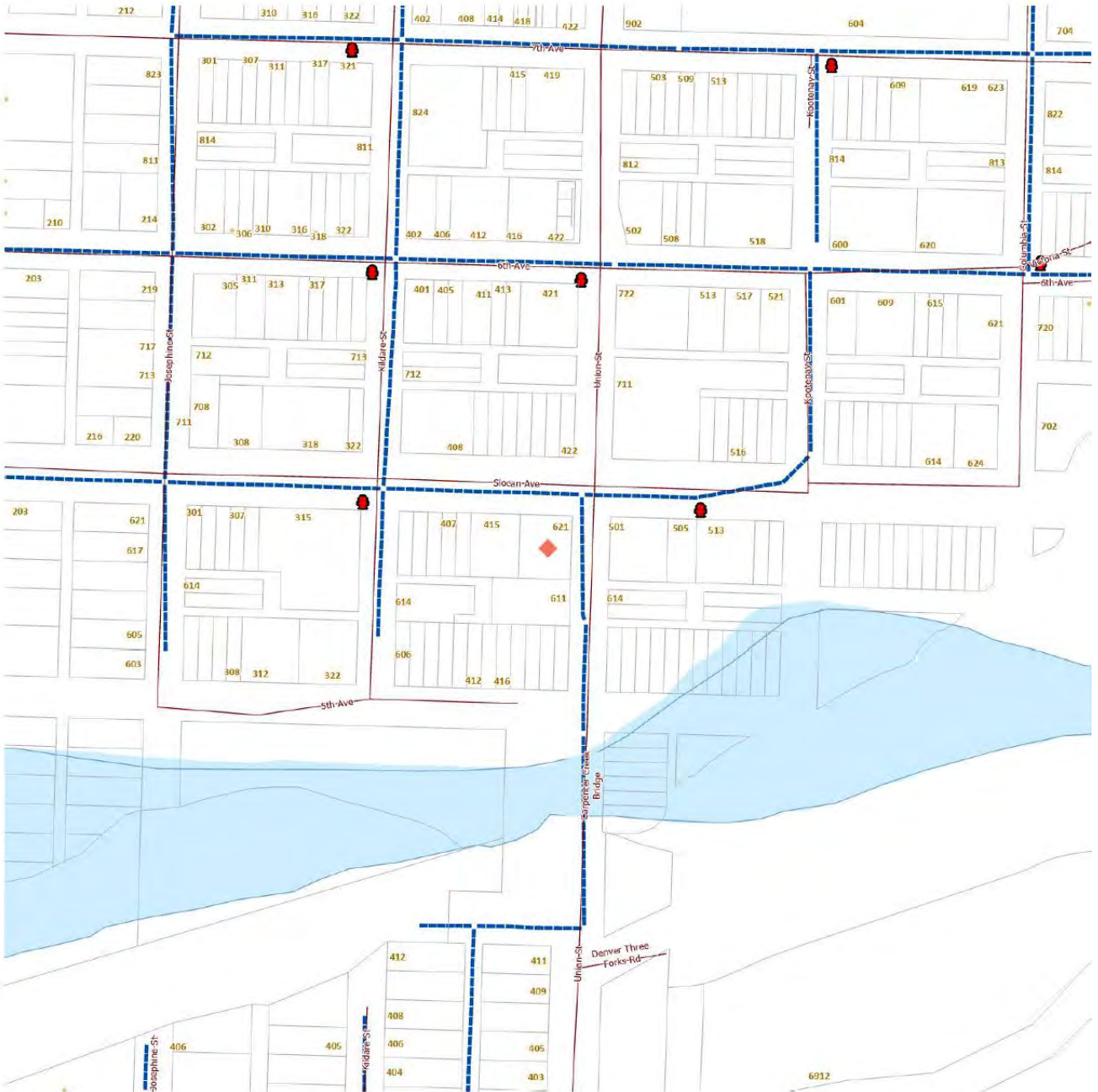


Max Elevation: 553.76 m | Min Elevation: 551.13 m | Difference: 2.63 m





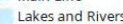
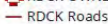


UTILITIES MAP

Utilities

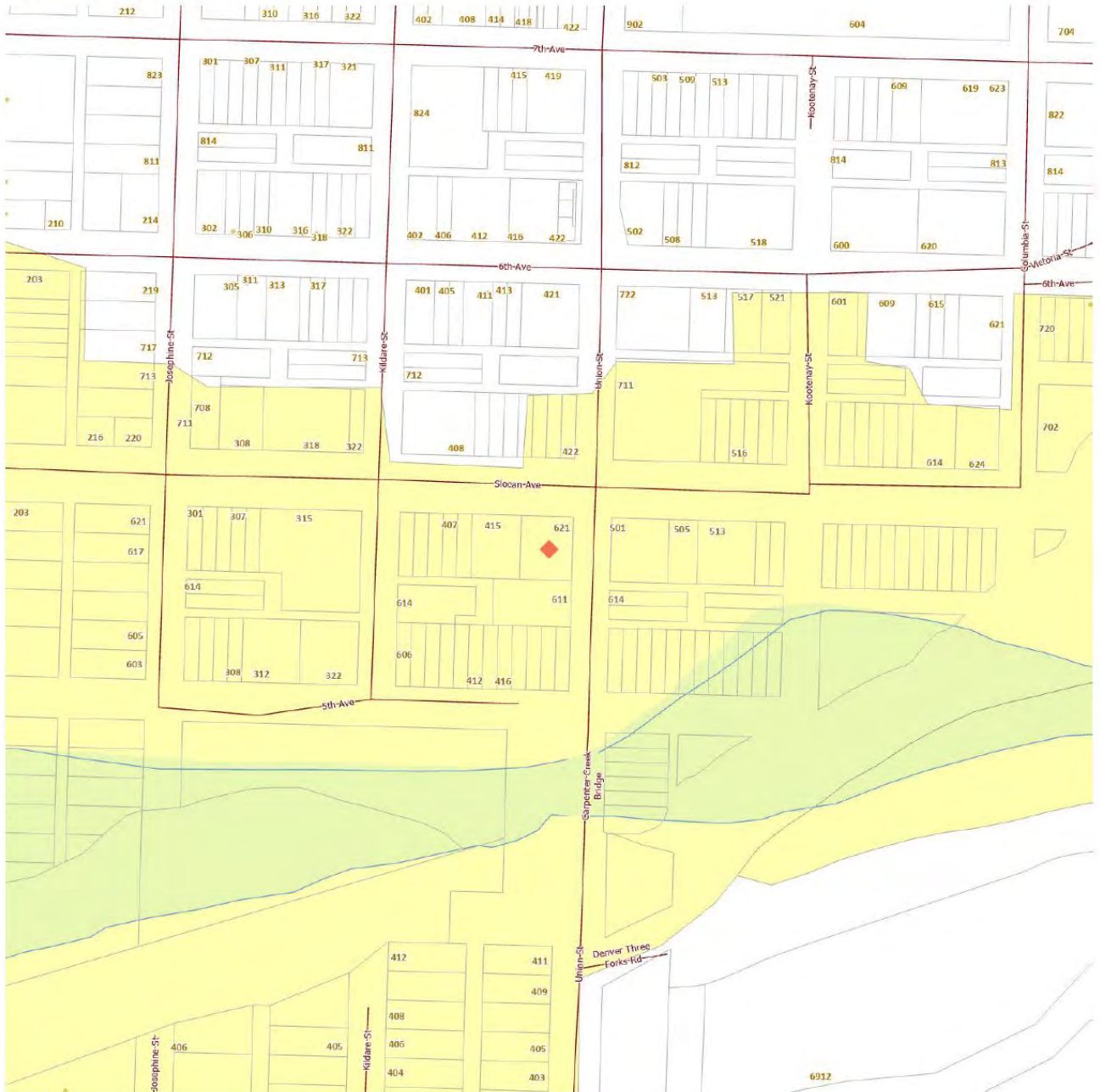


Legend

-  Hydrant
-  Stand Pipe
-  Other
-  Valves
-  Main Line
-  NON RDCK
-  RDCK OWNED
-  Water Service Connections
-  Lakes and Rivers
-  Cadastre - Legal Parcels
-  RDCK Roads
-  Streams and Shorelines
-  Civic Address

FLOOD & HAZARD MAP

Flood and Hazard



Legend

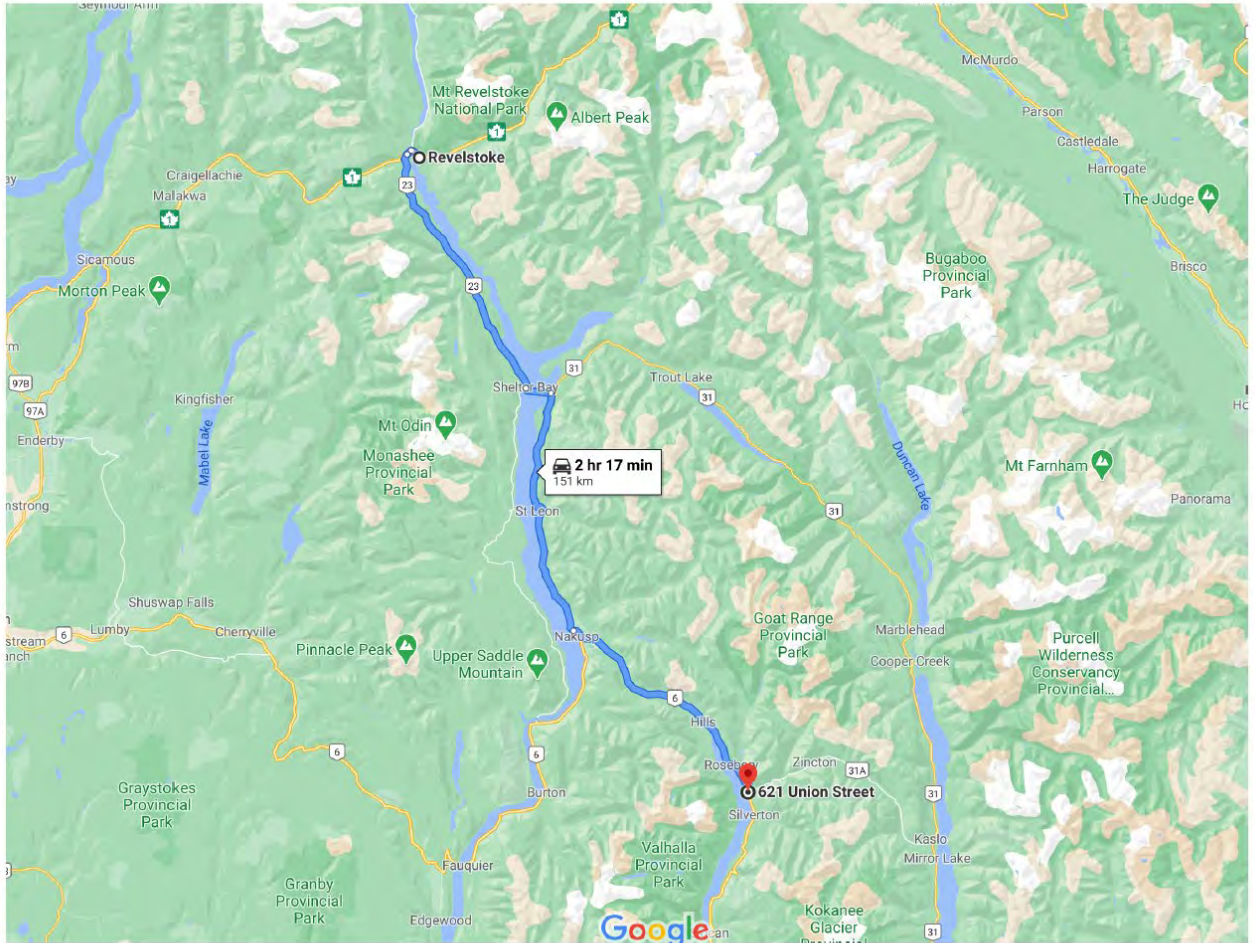
- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Slocan Valley GeoHazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- RDCK Roads
- Civic Address

DIRECTIONS

Google Maps

From Revelstoke BC

Drive 151 km, 2 hr 17 min



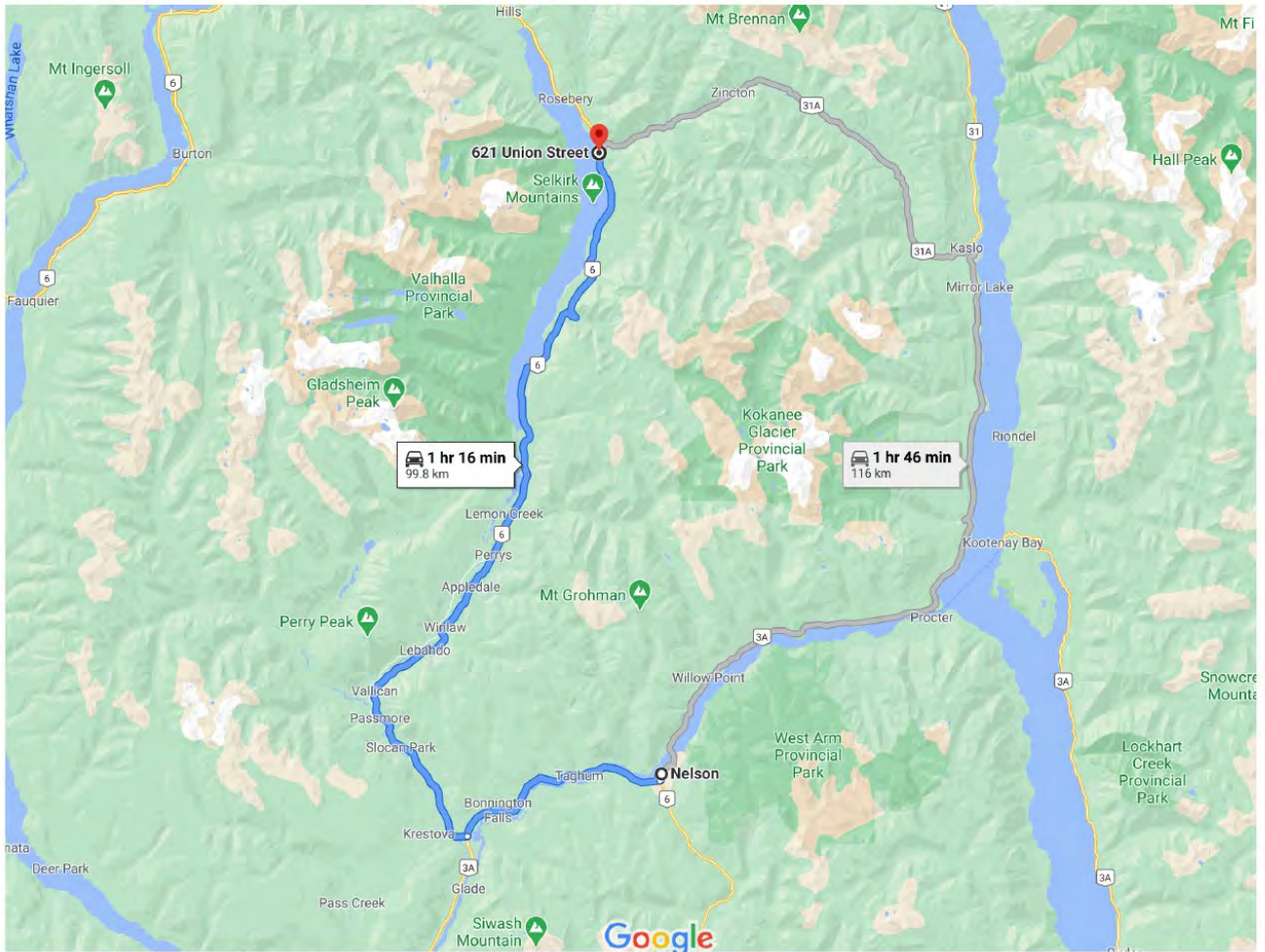
Map data ©2021 Google 20 km

DIRECTIONS

Google Maps

From Nelson BC

Drive 99.8 km, 1 hr 16 min



Map data ©2021 Google 10 km

ZONING – CORE COMMERCIAL

C1 - CORE COMMERCIAL

SECTION 8

8.1 Permitted Uses

The following uses and no others shall be permitted in a C1 zone:

- (a) automobile show room and sales lot;
- (b) automotive, boat, and equipment sales, service and repair;
- (c) bakery;
- (d) boat show room and sales lot;
- (e) business and professional office;
- (f) bus terminal for loading and unloading;
- (g) civic use;
- (h) community hall, clubs and lodges, church, library, and other similar uses;
- (i) convenience store;
- (j) daycare;
- (k) financial institution;
- (l) gasoline service station;
- (m) guest house;
- (n) home occupation;
- (o) hotel;
- (p) medical and dental office;
- (q) motel;
- (r) nursery;
- (s) outdoor recreation equipment rental;
- (t) personal service establishment;
- (u) post office;
- (v) printing and publishing;
- (w) recreation and place of amusement;
- (x) restaurant;
- (y) retail store;
- (z) single-family dwelling and two-family dwelling; including a single or two-family dwelling used for short term rental for tourist accommodation that does not exceed four (4) weeks per year;
- (aa) theatre excluding drive-in;
- (bb) undertaking establishment;
- (cc) video rental store;
- (dd) bed and breakfast;
- (ee) public utility building and structures, with no exterior storage of any kind and no garage for the storage, repair, and maintenance of equipment;
- (ff) residential dwelling in conjunction with a commercial use;

ZONING – CORE COMMERCIAL

- (gg) accessory use
- (hh) multi-family dwelling.

8.2 Regulations

On a parcel located in an area zoned C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out below:

.1 Residential Dwelling in Conjunction with a Commercial Use

Dwelling units shall:

- (a) be contained in the same building;
- (b) be located above or behind the commercial use;
- (c) have separate entrances from the outside.

.2 Minimum Parcel Area

(1) The parcel area for the following uses shall be not less than:

- (a) Hotel or Motel: 1,100 m² (11,840.4 sq. ft.);
- (b) Gasoline Service Station: 1,100 m² (11,840.4 sq. ft.);
- (c) Two-Family Dwelling: 765 m² (8324.5 sq. ft.);
- (d) For any uses except Hotel, Motel, Gasoline Service Station, or Two-Family Dwelling: 510 m² (5,489.6 sq. ft.);

(2) The minimum parcel size for any uses except Hotel, Motel, Gasoline Service Station, Single-Family Dwelling or Two-Family Dwelling may be reduced to 255 m² (2,744.9 sq. ft.) provided the owner meets Provincial regulations for sewage disposal and all other regulations.

.3 Exemption from Minimum Parcel Area

The minimum parcel area requirements do not apply where the land is used solely for a public utility use.

.4 Minimum Parcel Frontage

The minimum parcel frontage on a highway is 15 m (49.2 ft.).

.5 Buildings Per Parcel

ZONING – CORE COMMERCIAL

Shall not be limited except in the case of a single-family or a two-family dwelling use which shall be limited to one principal building.

.6 Minimum Setbacks from Parcel Lines

- (1) The minimum setbacks from parcel lines for Single-Family and Two-Family Dwellings are as follows:
 - (a) 4.5 m (14.8 ft.) from a front parcel line;
 - (b) 3.0 m (9.8 ft.) from a rear parcel line;
 - (c) 3.0 m (9.8 ft.) from an exterior side parcel line;
 - (d) 3.0 m (9.8 ft.) from an interior side parcel line that abuts a side lane; or
 - (e) 1.5 m (4.9 ft.) from any other interior side parcel line.
- (2) The minimum setbacks for all other permitted uses are as follows:
 - (a) 0.0 m (0 ft.) from a front parcel line; or
 - (b) 4.5 m (14.8 ft.) from a front parcel line where the parcel abuts Highway 6 or 31A;
 - (c) 4.5 m (14.8 ft.) from a rear parcel line;
 - (d) 0.0 m (0 ft.) from an exterior side parcel line;
 - (e) 4.5 m (14.8 ft.) from an exterior side parcel line where it abuts Highway 6 or 31A;
 - (f) 0.0 m (0 ft.) from an interior side parcel line; or
 - (g) 3.0 m (9.8 ft.) from an interior side parcel line that abuts a side lane; or
 - (h) 4.5 m (14.8 ft.) from an interior side parcel line where it abuts a residential zone.

.7 Minimum Building Width

The width of a single family dwelling shall not be less than 5.5 metres (18 ft.).

ZONING – CORE COMMERCIAL

.8 Maximum Height of Buildings and Structures

- (a) The maximum height of principal buildings is 10.0 m (32.8 ft.) or two and a half storeys, whichever is the lesser.
- (b) The maximum height for accessory buildings and structures is 5.0 m (16.4 ft.).

.9 Maximum Surface Parcel Coverage

The maximum surface parcel coverage for commercial buildings is 90% of the parcel area subject to adequate sewage disposal being available.

The maximum surface parcel coverage for single and two-family dwellings is 45% of the parcel area.

.10 Landscaping

All land which is not used for parking, walks or gardens shall be landscaped.

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Lucerne Elementary & Secondary School	400m	1 min
	JV Humphries Elementary & Secondary School	46.6	44 min
Shopping	Downtown New Denver	130m	1 min
	Downtown Nakusp	46.3	35 min
	Baker Street, Nelson	99.7	1 hr 18 min
Airport	West Kootenay Regional Airport, Castlegar	96.3	1 hr 15 min
	Trail Regional Airport	135	1 hr 48 min
Major Cities	Kelowna, BC	288	4 hr 6 min
	Nelson, BC	100	1 hr 19 min
	Spokane, WA	331	4 hr 18 min
	Castlegar, BC	99.3	1 hr 19 min
	Calgary, AB	557	6 hr 37 min
	Vancouver, BC	709	8 hr 12 min
Hospital/ Medical Centre	Slocan Community Health Centre, New Denver	750m	1 min
	Kootenay Boundary Regional Hospital, Trail	126	1 hr 39 min
	Kootenay Lake Hospital, Nelson	101	1 hr 21 min
Dentist	Kootenay Lake Dental Clinic, Nelson	100	1 hr 20 min
	Nelson Ave Dental Clinic, Nelson	102	1 hr 22 min
	Silverton Dental Clinic, Silverton	4.6	5 min
Postal Services	Canada Post, New Denver	400m	2 min
Library	New Denver Reading Centre	250m	1 min

Slocan Valley

The distinct historical origins of each community in the Slocan Valley have shaped what they are today. Each community has its own flavour and character, and are home to friendly and closely-tied residents. The Slocan Valley is comprised of three municipalities in the north: New Denver, Silverton and the Village of Slocan, and roughly 18 other unincorporated communities in Area H of the Regional District of Central Kootenay (RDCK). In the south end of the Valley, communities like Crescent Valley, Slocan Park and Winlaw offer a variety of services for locals and visitors.

New Denver

New Denver has a varied history. From the boom of mining town days, it became an internment centre for Japanese during the Second World War and is now enjoying a renewed interest from people seeking to find a quiet lifestyle away from urban centres. Situated on Slocan Lake, known for its warm water temperatures, it is surrounded by spectacular mountains and parks: Valhalla Provincial Park, Kokanee Glacier Provincial Park and further west, Goat Range Provincial Park. There is no shortage of things to do and see. Nine-hole golf courses in the area, soccer pitches, skating arenas and first-class mountain bike trails round out the rural lifestyle.

Weather

Average Yearly Rainfall (mm): 691

Average Winter Month Snowfall (cm): 188.9

Average High Temperature (c): 22.8

Average Low Temperature (c): -4.3

COMMUNITY INFORMATION

NEW DENVER

Eat

<https://slocanlakechamber.com/visitors/food/>

<https://slocanvalley.com/valley-directory/categories/food-restaurants/>

Stay

<https://www.hellobc.com/plan-your-trip/accommodations/?location=New%20Denver>

<https://slocanvalley.com/valley-directory/categories/accommodations/>

<https://slocanlakechamber.com/visitors/accommodation/>

Play

<https://newdenver.ca/calendar-events/>

<https://www.slocanvalleychamber.com/play>

<https://slocanvalley.com/explore/>

<https://slocanlakechamber.com/visitors/attraction:>

<https://www.hellobc.com/places-to-go/kootenays>

Government/Regulatory

[Building permits/applications](#)

[Bylaws/Zoning](#)

[Mobile Home Registry](#)

[Homeowner Protection Office](#)

[Front Counter BC](#)

[Interior Health Rural Water System Samples](#)

[Canadian Immigration](#)

Education

K-12 – New Denver – Lucerne Elementary & Seco

<https://less.sd10.bc.ca/>

<https://sd10.bc.ca/>

Healthcare

New Denver's Slocan Community Health Centre is a primary care centre with residential care, 24/7 emergency services, an ambulance, lab, X-ray, a hospice room and a medical clinic staffed by three physicians on a rotational basis plus a nurse practitioner. A chiropractor and a massage therapist come to the centre once a week.

<https://www.slocanvalleychamber.com/healthcare>

<https://www.interiorhealth.ca/>

<https://www2.gov.bc.ca/gov/content/health>

Transportation

<https://www.bctransit.com/west-kootenay>



PICTURES



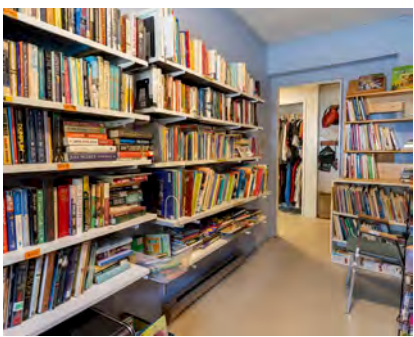
PICTURES



PICTURES



PICTURES



PICTURES



RESOURCES

Kul Nijjar, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

Village of New Denver: <https://newdenver.ca/>

Chamber of Commerce: <https://www.slocanvalleychamber.com/>

Slocan and Area Guide: <https://slocanvalley.com/>

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

For building permits, land use and planning, fire services, parks and recreation etc. inside the Regional District of Central Kootenay

Waste Disposal: Slocan Transfer Station
<https://rdck.ca/EN/main/services/waste-recycling.html>

Satellite TV Providers:

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

Internet

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

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

Hospital

Slocan Community Health Centre (New Denver): <https://www.slocanvalleychamber.com/healthcare>

Post Office

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