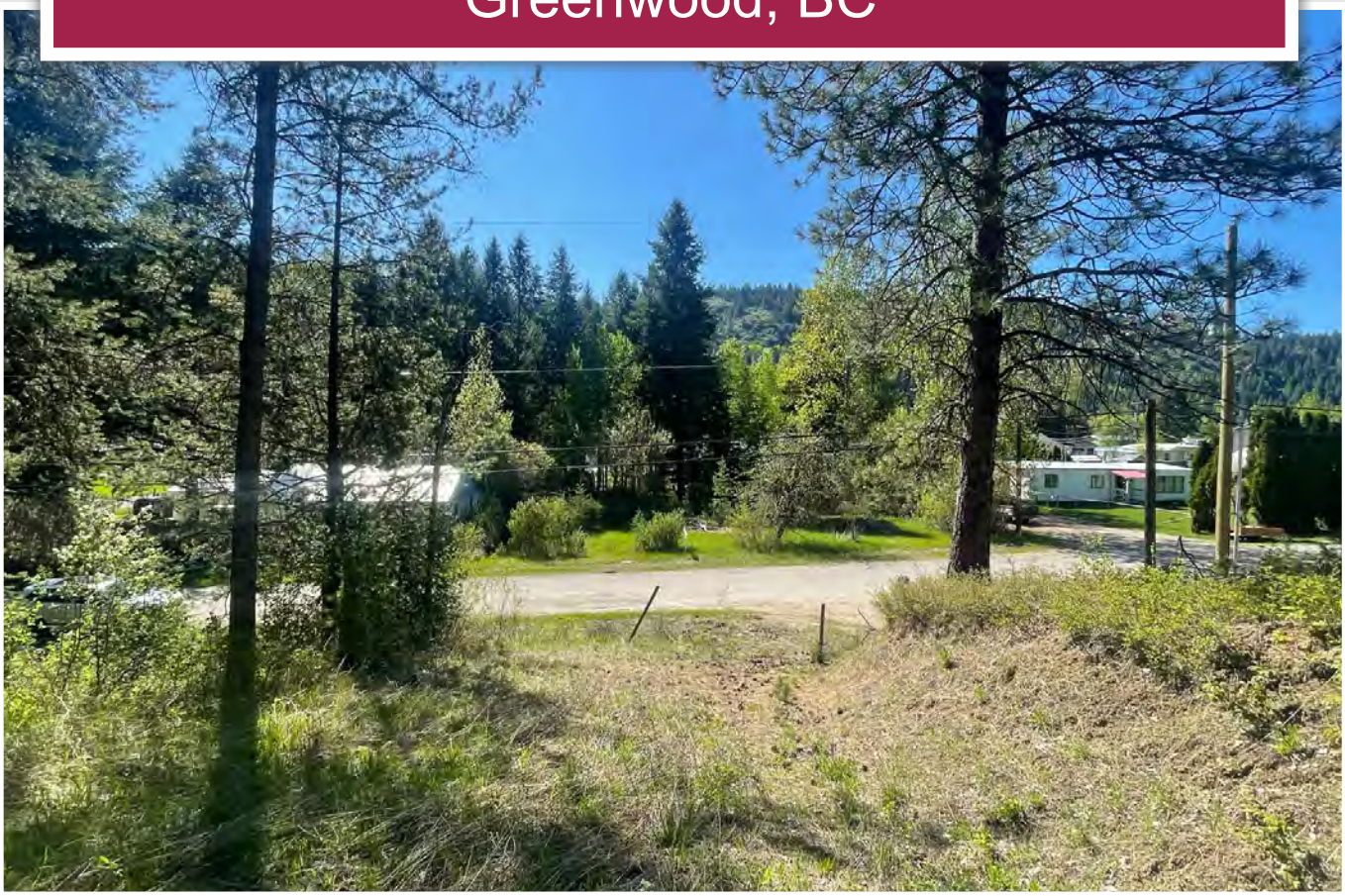
LANDQUEST
REALTY CORP.

Affordable/Serviced Building Lot

Greenwood, BC



www.landquest.com

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in British Columbia

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Affordable/Serviced Building Lot

Greenwood, BC

PROPERTY DETAILS

Listing Number:	26146
Price:	$58,000
Taxes (2025):	$500
Size:	0.28 of an acre

DESCRIPTION

Affordable, serviced building lot in the historic City of Greenwood, Canada's smallest city and home to some of the best drinking water in the country—municipal water at the lot line!

It also helps that it is now being offered for less than the 2026 BC Assessment value of $68,900, this is an excellent opportunity to secure an affordable building lot with municipal services already available at the property line.

The zoning (please confirm with city as bylaws change) allows smaller dwellings (min size 646 sq. ft.). Mobile homes (single wide) are not allowed. However, the bylaw recognizes CSA A277 modular/manufactured homes (double-wide style units on permanent foundations) as allowed dwelling types.

The lot measures approximately 50 feet wide by 233 feet deep and is just over a quarter acre in size. Partially forested for privacy, the property backs directly onto Crown land, providing a peaceful natural setting with no rear neighbours.

Municipal water, sewer, and power are all available at the lot line, helping to reduce development costs. The current owner has already had a driveway installed from the road up to a level building site situated on a flat bench above the street.

Zoning allows for a single-family home, two-family dwelling, or semi-detached residence. Secondary suites and carriage homes are also permitted, offering flexibility for homeowners, investors, or those looking to create additional income. The generous depth of the lot provides ample space for a private backyard, workshop, garden, or outdoor living area—all with direct access to the natural backdrop of Crown land. Neighbouring properties are well-spaced, contributing to the private feel of the setting.

LOCATION

Strathmore Avenue - Greenwood, BC

Notable Distances

- Grand Forks: 42 km
- Kelowna, BC: 167 km
- Nelson, BC: 178 km
- Spokane, US: 241 km
- Cranbrook, BC: 360 km
- Langley, BC: 440 km

DIRECTIONS

A few blocks east of the downtown (Greenwood), turn right on Campbell. Drive 2 blocks to end and turn left, it is the first driveway on right. Driveway is sloping up to a flat build site.

AREA

Greenwood is a charming little city, yes a city, actually it is Canada's smallest city with just over 700 people. Here you will find over 60 historic buildings, some filled with city services like a small medical clinic, visitor centre, city hall, or post office, others containing amenities such as museums, a small independent grocery store (for sale), café, restaurant, pub and boutique shops. The city also has recreational facilities such as tennis courts, an outdoor pool and sports fields. What is common throughout the town is the best municipal drinking water in Canada. Greenwood's history of good drinking water dates back to 1897 when the town's location was purposely settled at the confluences of several mountain streams. Now a number of deep-water wells access the aquifers below and supply clean affordable and tasty water to its residents and visitors.

Greenwood is the ideal location for retirees and recreational enthusiasts alike with its mild and pleasant climate and four distinct seasons. Summers are dry and hot and humidity is low, making the summer heat very pleasant. Winter typically lasts from mid-November through February, with December seeing the most significant snowfall but by March things are on the up and up and starting to green up.

MAP REFERENCE

49° 6'12.82"N and 118°40'23.19"W

SERVICES

Municipal water and sewer at the lot line
Power at the lot line.

IMPROVEMENTS

Bare land.



ZONING

Residential 1 (City of Greenwood)

Permitted Uses

Secondary Dwelling, Two Family, Semi Detached, Home Occupation, Carriage House, Secondary Suites and more. Contact agent for full zoning bylaws.

The zoning bylaw (please confirm with the City as bylaws change over time) sets a minimum dwelling floor area of 60 m^2 (approximately 646 sq. ft.) for a single detached house or duplex.

Mobile homes (single wide) are not allowed. However, the bylaw recognizes CSA A277 modular/ manufactured homes (double-wide style units on permanent foundations) as dwelling types.

Setbacks

Front 20 feet, Side 5 feet (Could have a house/ cabin up to 39 feet wide).

LEGAL
Lot 4, Block 53, Plan KAP70, District Lot 711, Similkameen Div of Yale Land District

PID 012-536-237






















HISTORIC
GREENWOOD


Greenwood
City Hall
Fire Hall
Pool
Tennis Court
Medical Clinic
Anglican Church
TransCanada Trail
GREENWOOD
MUNICIPAL WATER
Winner of Gold 2012
Bronze 2010, 2013, 2014
Voted World's Best
Tasting Water


GREENWOOD
CANADA'S SMALLEST CITY
Welcome's You
THANK YOU FOR
SUPPORTING OUR



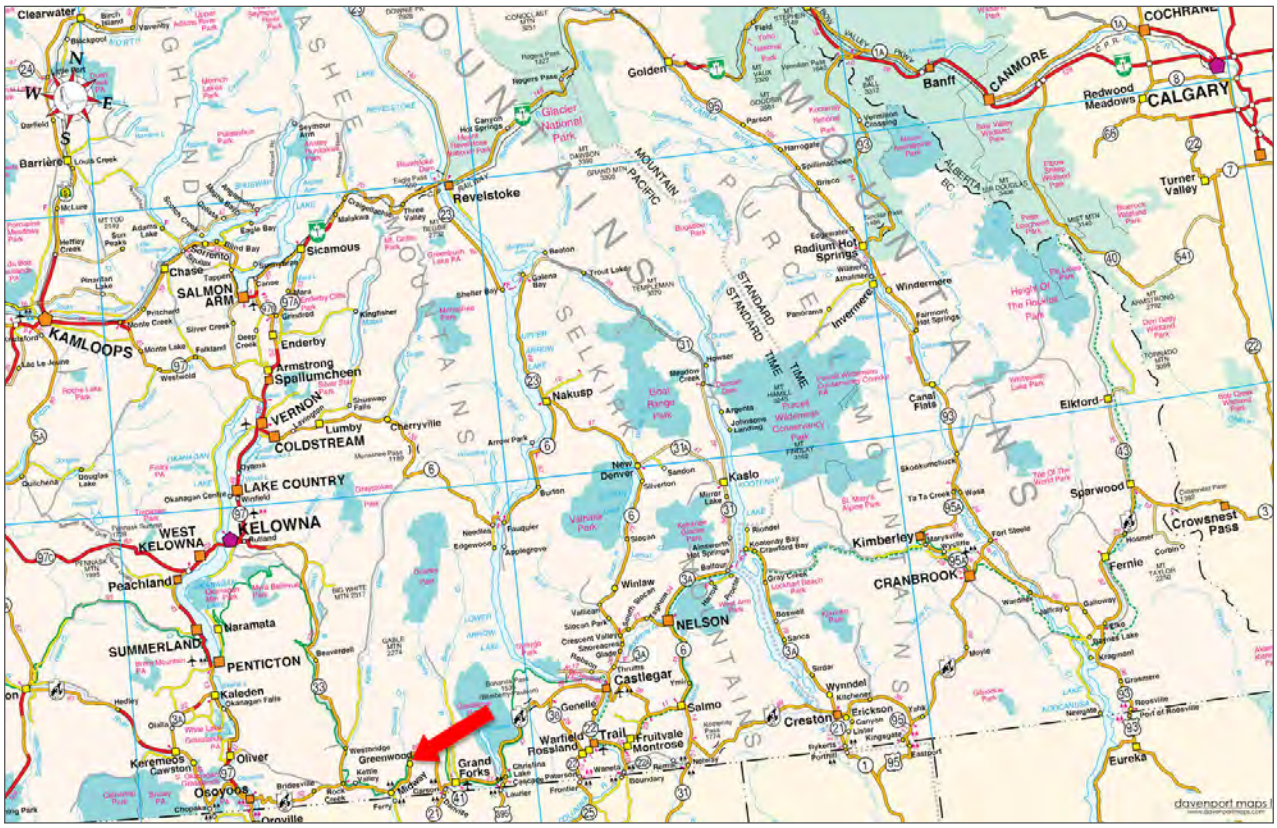

SALOON

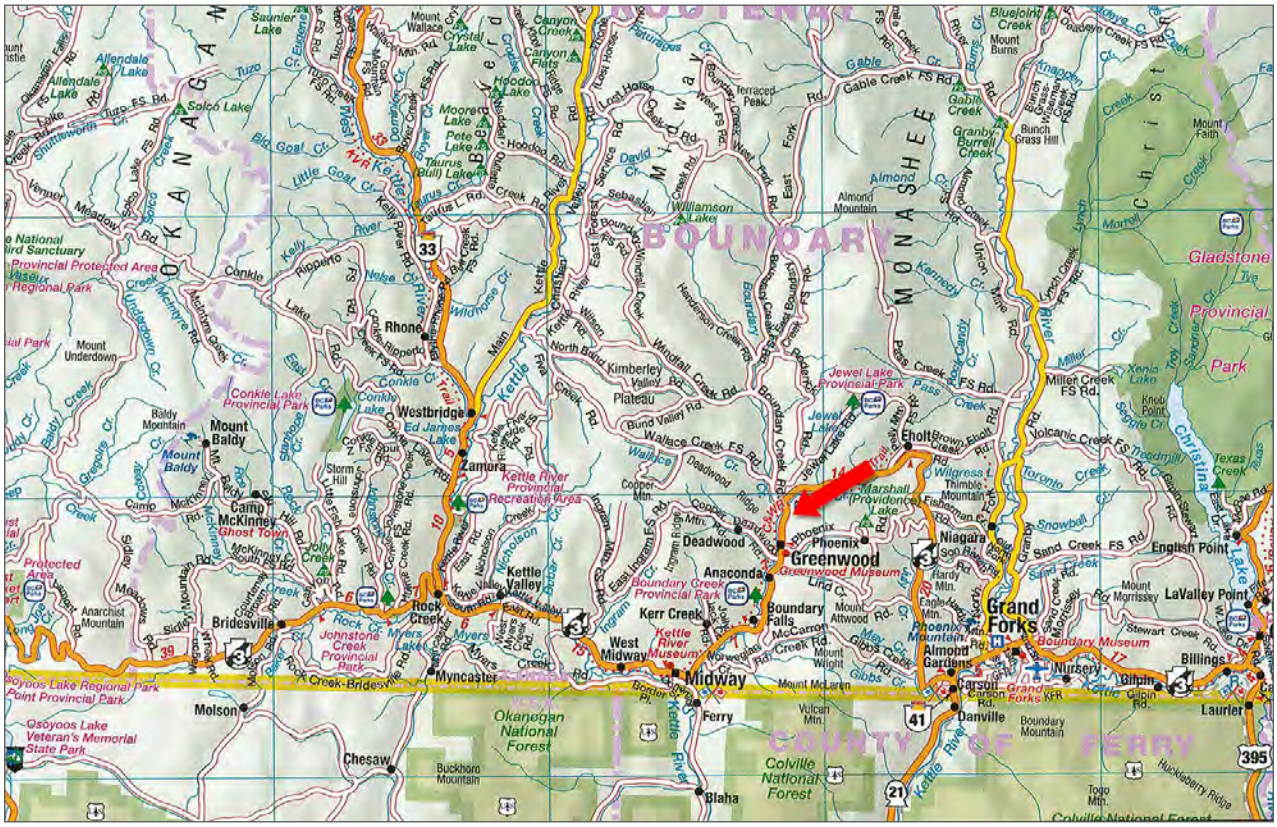

COPPER EAGLE
OPEN

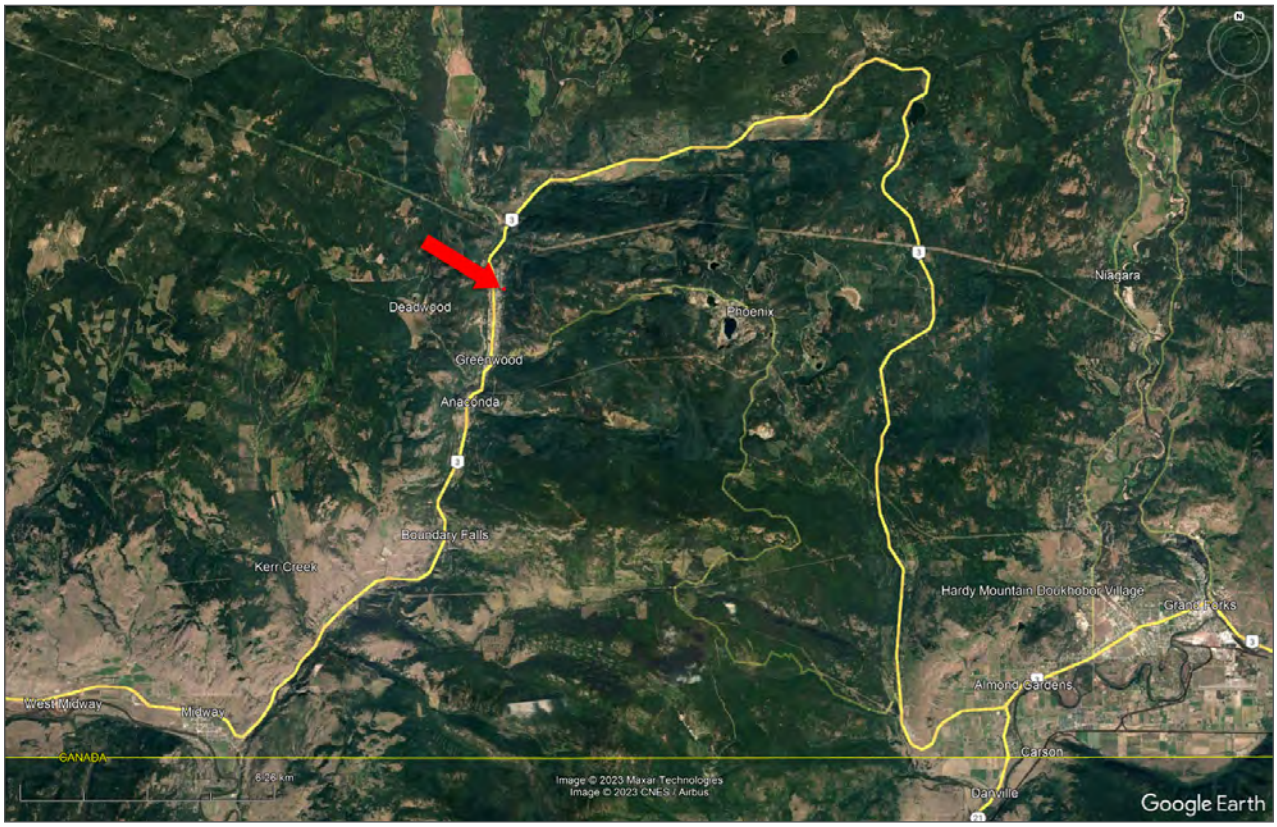

Best
Buttertarts
In The
Boundary


PACIFIC
GRILL


ALBERTA
CANADA
BRITISH COLUMBIA
WASHINGTON
IDAHO
MONTANA
UNITED STATES
Vancouver
Burnaby
Richmond
Surrey
Victoria
Nanaimo
Bellingham
Seattle
Spokane
Kelowna
Penticton
Vernon
Kamloops
Prince George
Calgary
Banff
Jasper National Park
Glacier National Park
Okanagan National Forest
Pasayten Wilderness
North Cascades National Park
Strait of Georgia

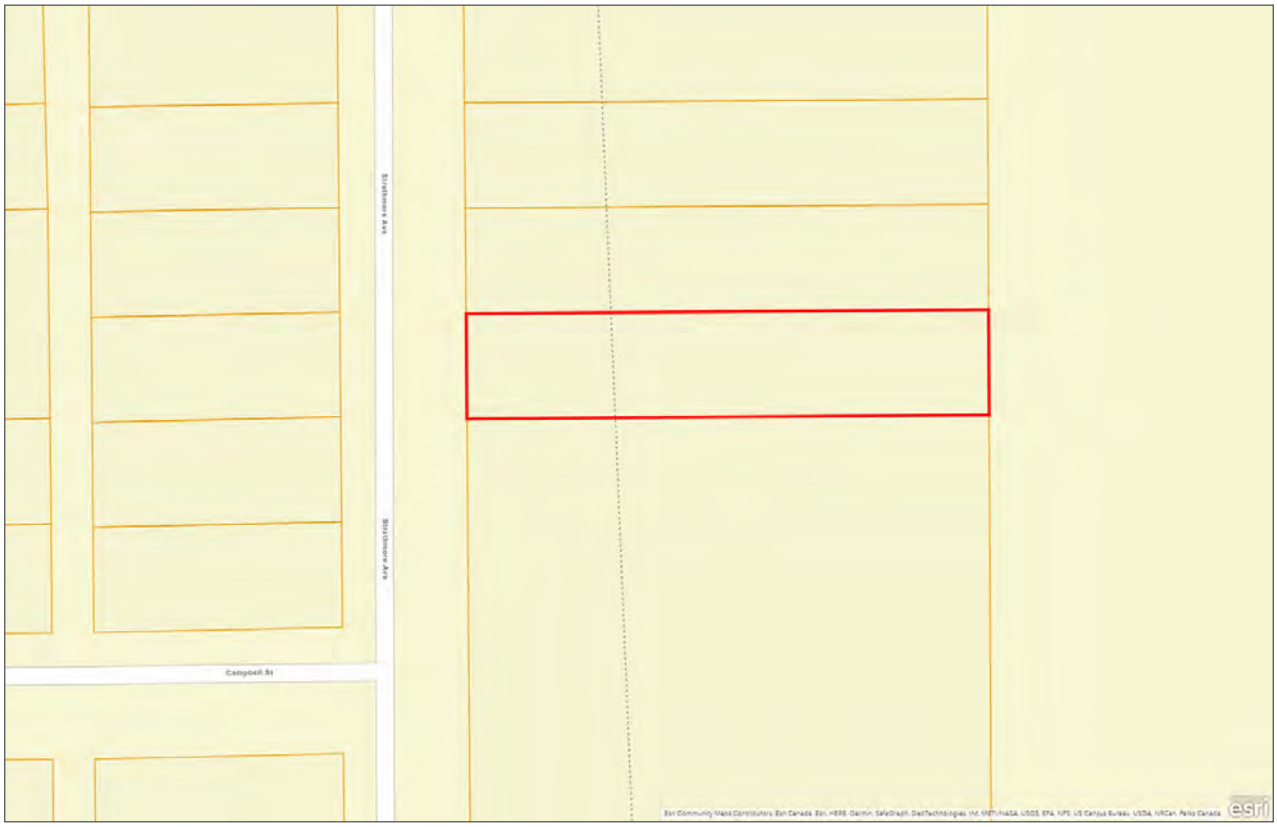

KAMLOOPS
SALMON ARM
Sicamous
Revelstoke
Golden
Banff
CANMORE
CALGARY
Redwood Meadows
Turner Valley
Radium Hot Springs
Invermere
Windermere
Canal Flats
Elkford
Sparwood
Crowsnest Pass
Fernie
Kimberley
CRANBROCK
Creston
Eureka
Kaslo
New Denver
Nakusp
NELSON
Castlegar
Salmo
Trail
Fruitvale
Montrose
Warfield
Rossland
Grand Forks
Midway
Greenwood
Osoyoos
Oliver
Keremeos
Cawston
Kaleden
PENTICTON
Naramata
SUMMERLAND
Peachland
WEST KELOWNA
KELOWNA
LAKE COUNTRY
COLDSTREAM
VERNON
Lumby
Cherryville
Armstrong
Spallumcheen
Enderby
Chase
Barriere
Clearwater
Golden
Glacier National Park
Yoho National Park
Mount Revelstoke National Park
Kootenay National Park
Okanagan Lake
Shuswap Lake
Arrow Lakes
Kootenay Lake
Columbia Mountains
Rocky Mountains
Selkirk Mountains
Purcell Mountains
davenport maps

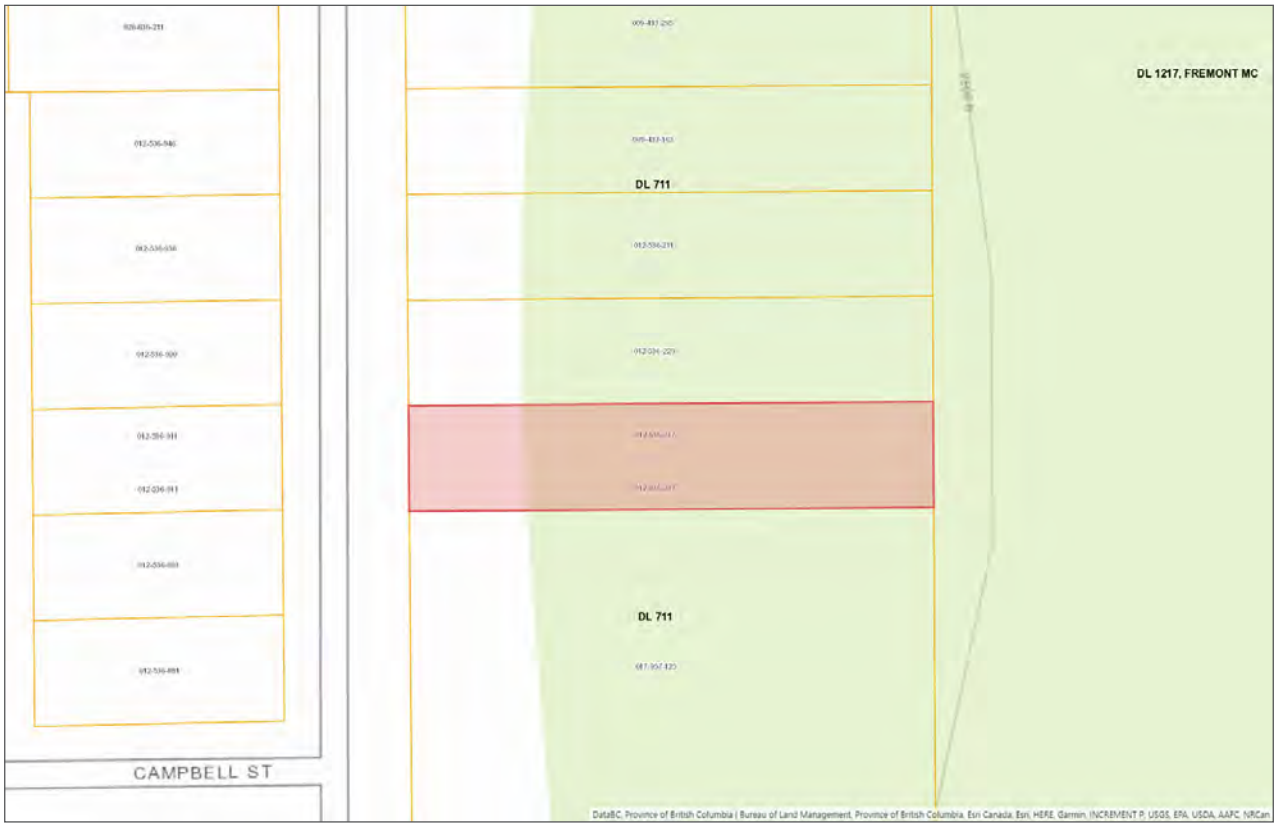

Greenwood
Phoenix
Deadwood
Anaconda
Boundary Falls
Kerr Creek
Midway
West Midway
Rock Creek
Bridesville
Westbridge
Zamora
Rhone
Kettle Valley
Grand Forks
Niagara
Danville
Carson
Almond Gardens
Hardy Mountain Doukhobor Village
Okanagan National Forest
Colville National Forest
BOUNDARY
COUNTY OF FERRY


Deadwood
Phoenix
Niagara
Greenwood
Anaconda
Boundary Falls
Kerr Creek
Hardy Mountain Doukhobor Village
Grand Forks
Almond Gardens
West Midway
Midway
Carson
Danville
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DL 711
DL 711
CAMPBELL ST
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