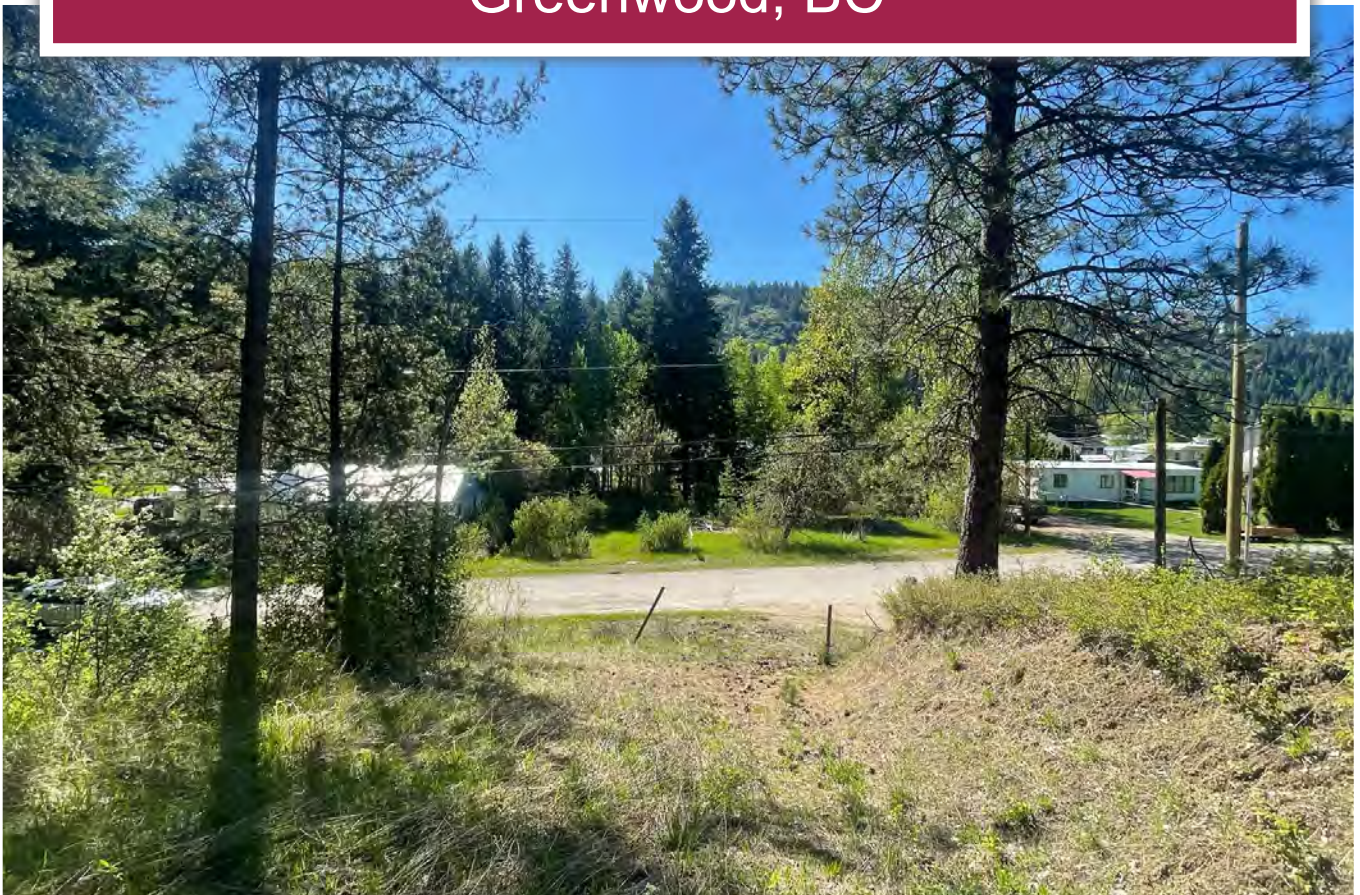




Affordable/Serviced Building Lot
Greenwood, BC



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Affordable/Serviced Building Lot

Greenwood, BC

PROPERTY DETAILS

| | |
|------------------------|-----------------|
| Listing Number: | 26146 |
| Price: | \$59,900 |
| 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 CSAA277 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 m² (approximately 646 sq. ft.) for a single detached house or duplex.

Mobile homes (single wide) are not allowed. However, the bylaw recognizes CSAA277 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

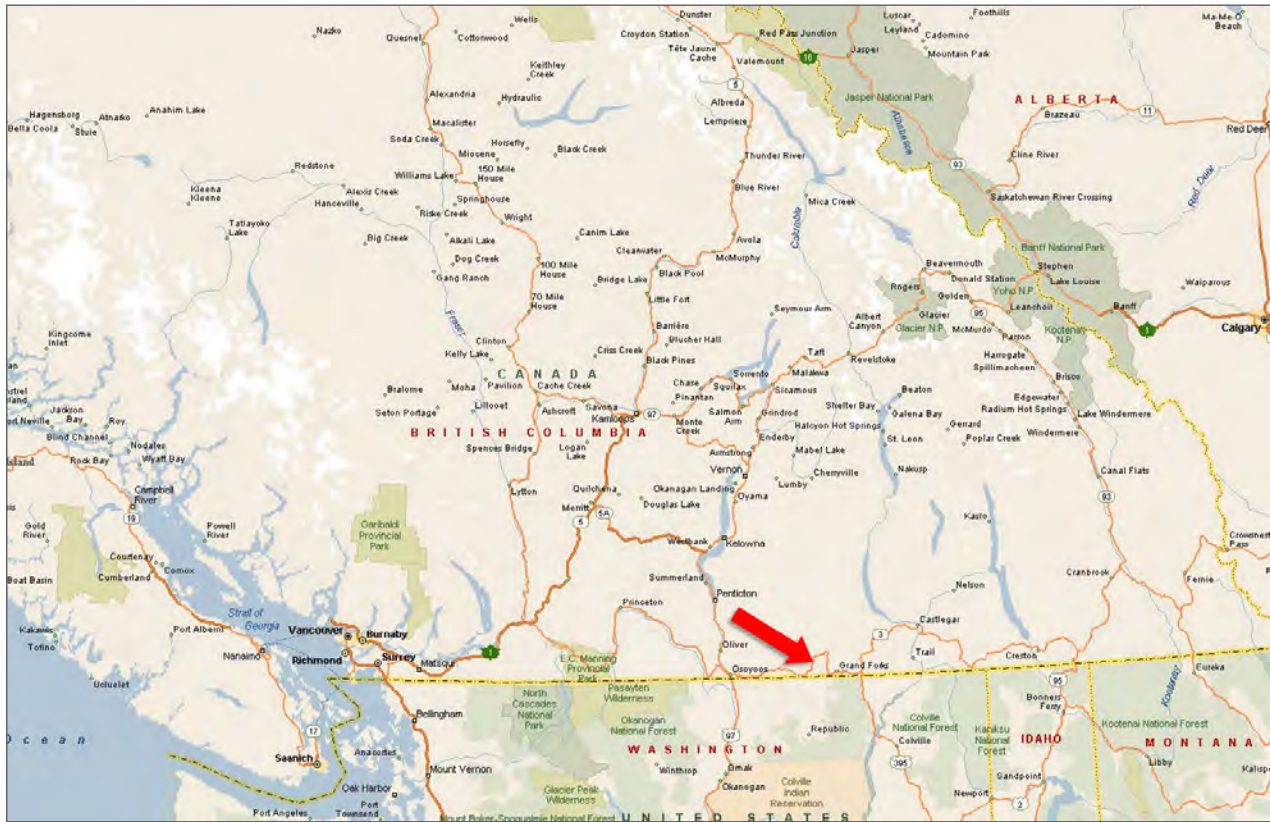
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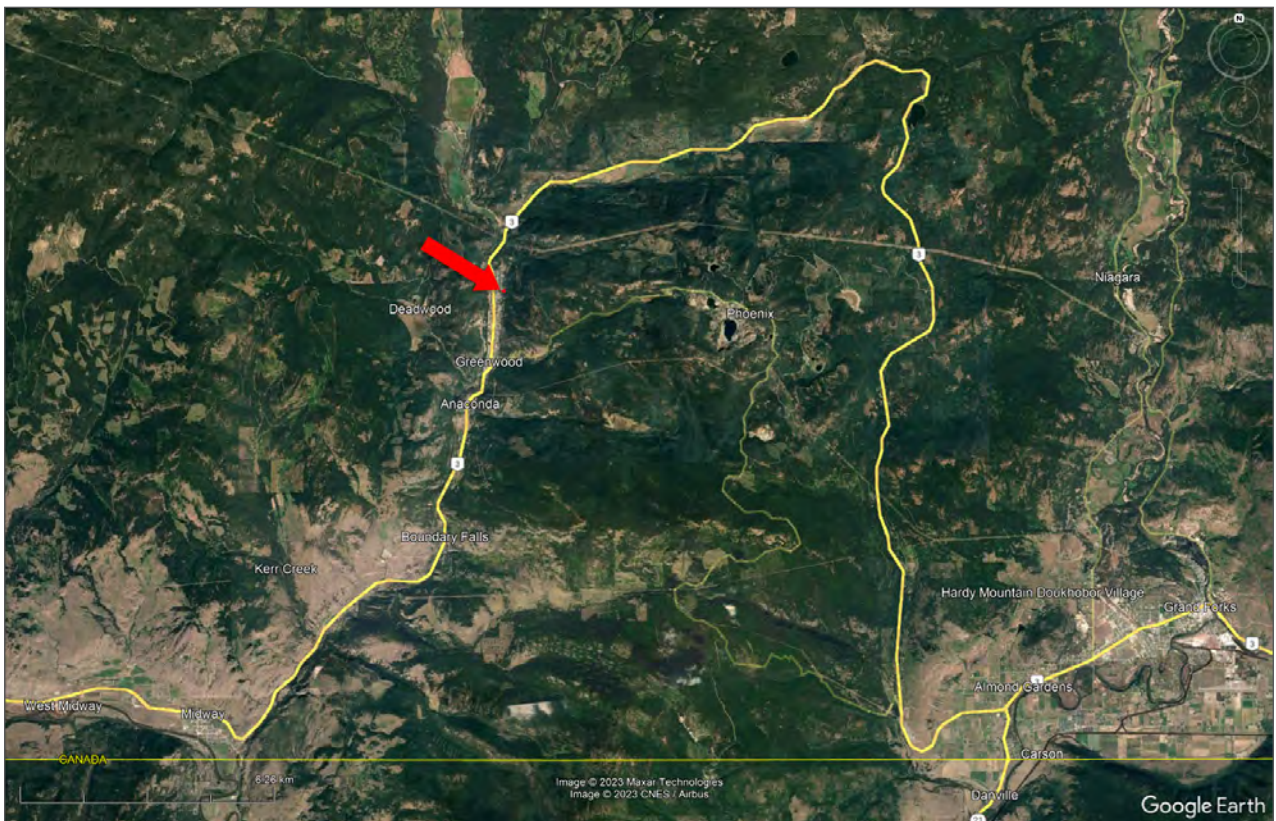
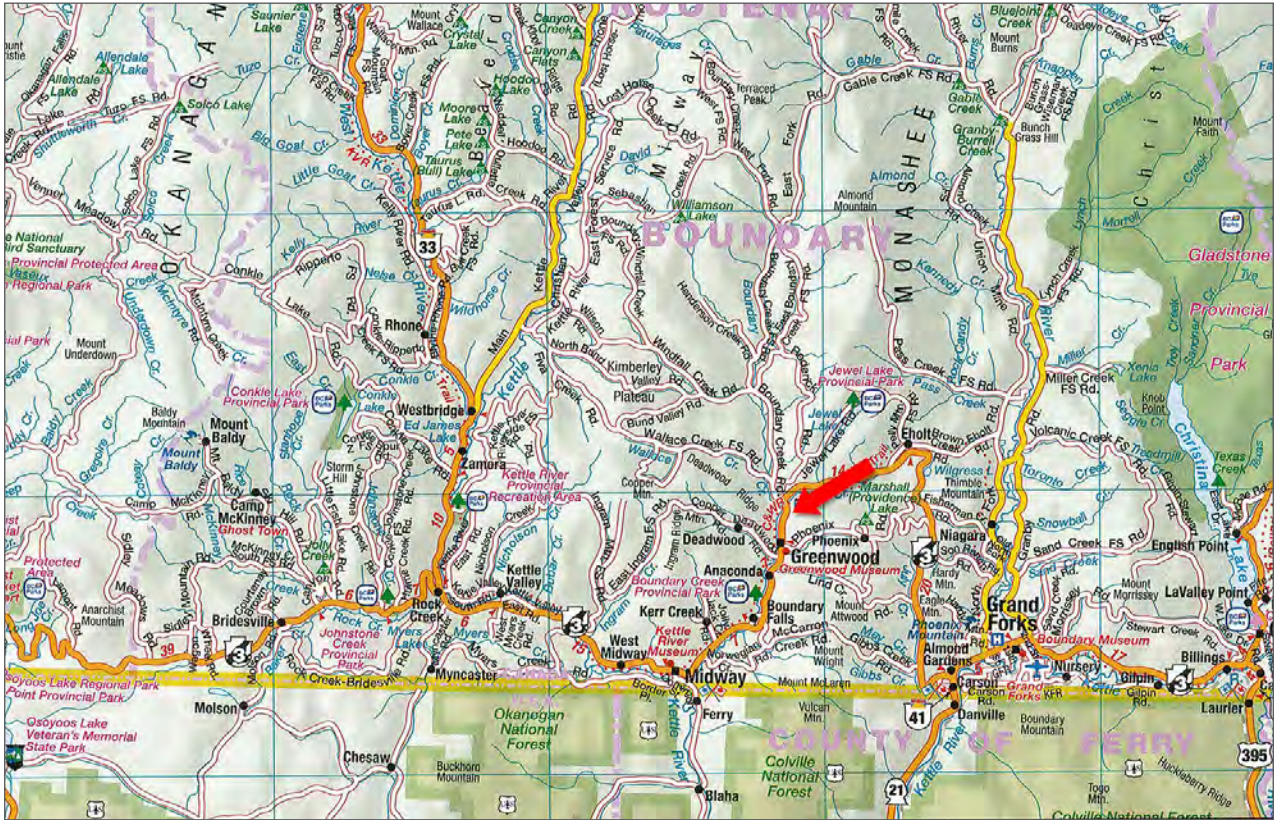
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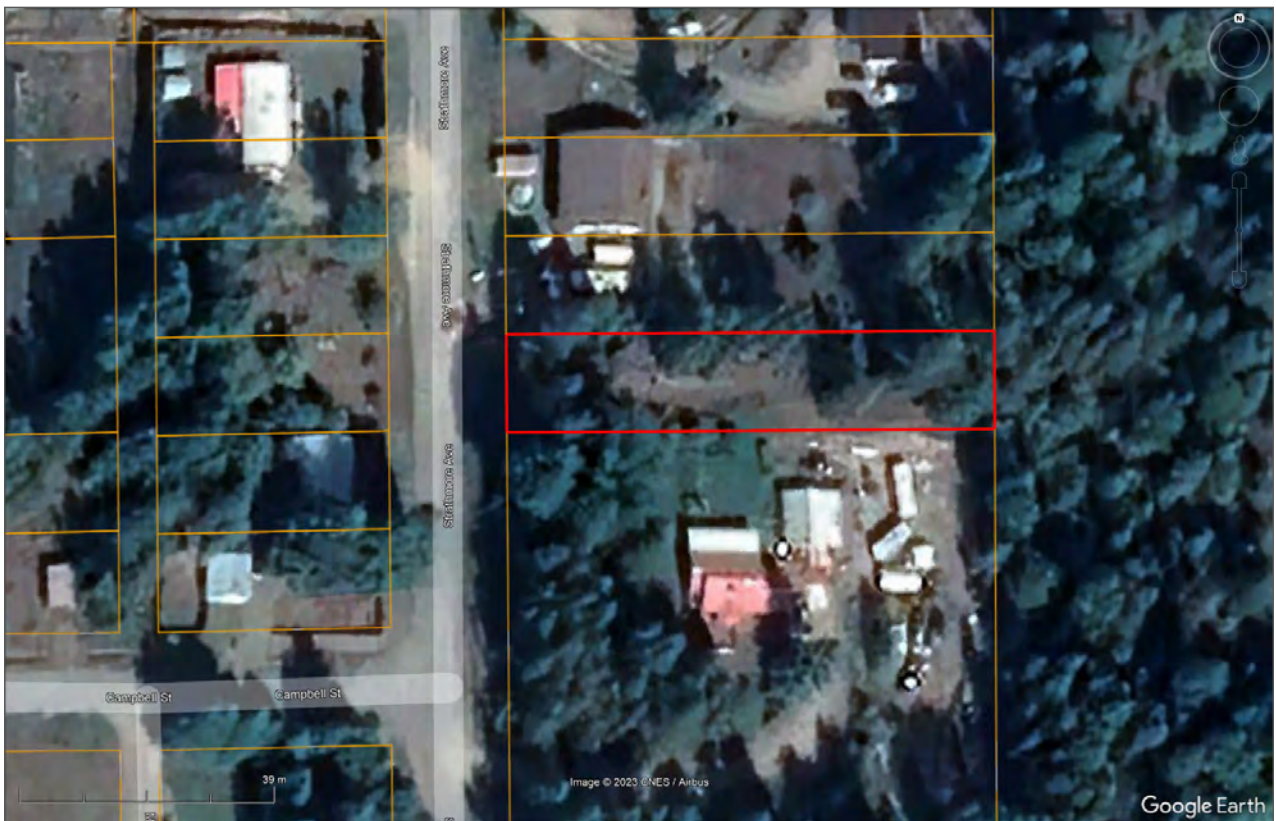
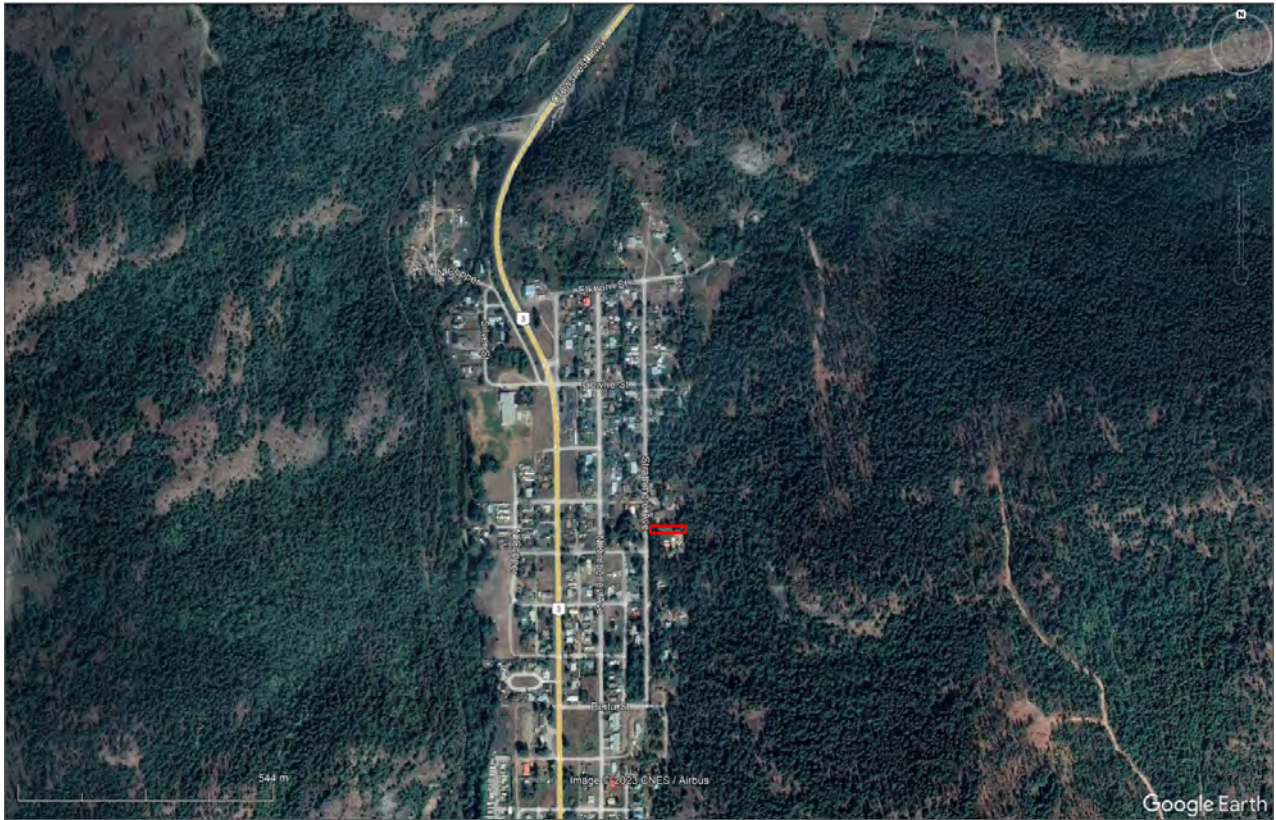


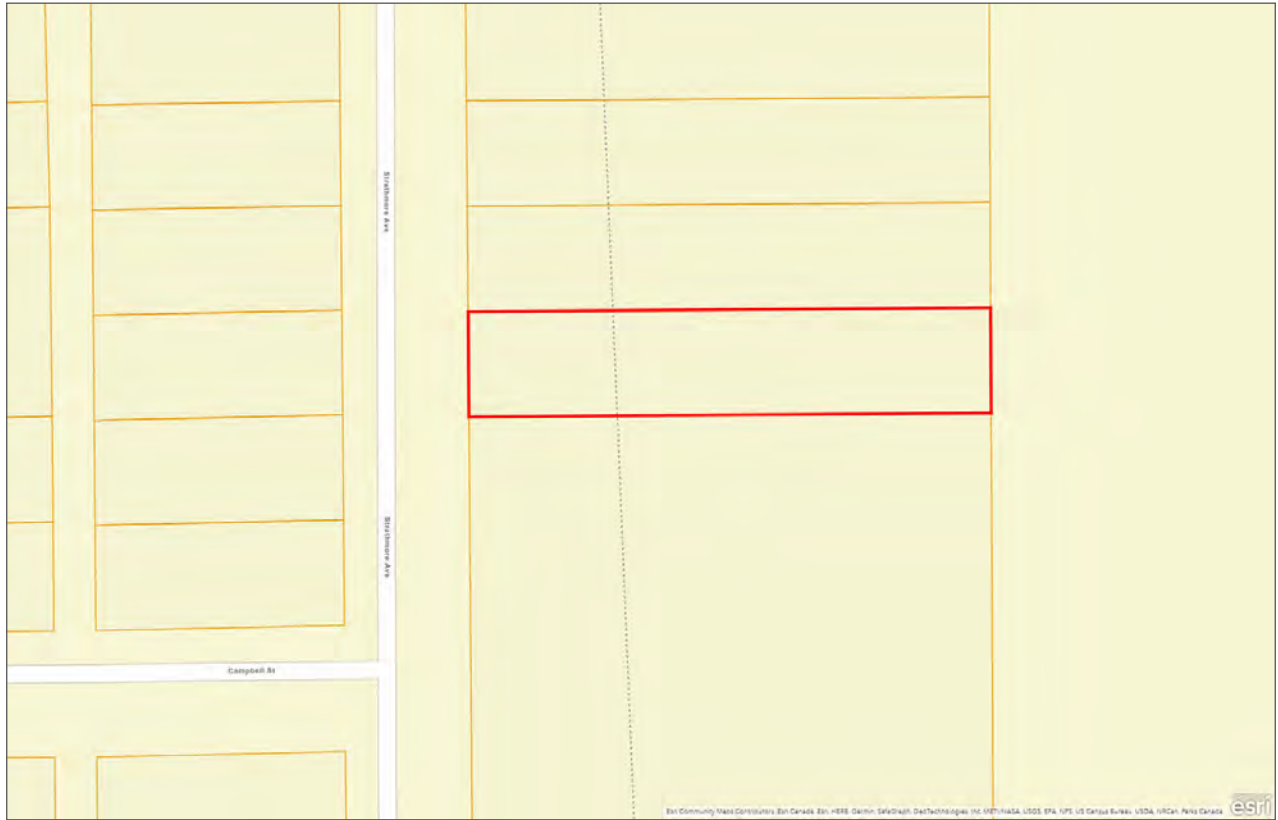














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