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Well-priced Commercially Zoned Package of 12 Individual Lots



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Well-priced Commercially Zoned Package of 12 Individual Lots - Stewart, BC

PROPERTY DETAILS

Listing Number:	25290
Price:	$229,000
Taxes (2025):	Approximately $7,500
Zoning:	C2 - Downtown Commercial

SIZE

Each lot ranges from 3,600 sq. ft. to 4,800 sq. ft.

DESCRIPTION

An excellent opportunity to invest in 12 affordable commercial development lots with C-2 zoning in the historic border town of Stewart, British Columbia. Located at the head of the Portland Canal, Canada's most northerly ice-free port, Stewart offers strong potential for business growth in a community that serves as a hub for the region's mining, tourism, and transportation sectors. Surrounded by dramatic mountains, glaciers, and prime wildlife habitat, the area attracts outdoor enthusiasts year-round.

Contact the listing agent for a copy of the zoning bylaw. The list of permitted uses for this property is extensive. There is such a wide variety of uses, making it a superb investment property. Permitted uses included, office uses, automobile and automobile parts sales and service, commercial card lock facility, industrial sales, light industrial, mini storage, retail sale of building supplies, hardware, household goods, and sporting goods and so much more.

With several active and historic gold mining projects nearby—including the Premier Gold Project, KSM Project, Scottie Gold Mine, and Granduc Mine—Stewart's economy continues to expand, creating consistent demand for commercial services and accommodations. These development lots are ideally suited for new enterprises such as boat or ATV sales and repair, a butcher shop, laundromat, car wash, or other service-oriented businesses supporting both residents and transient workers. This is a rare chance to establish or expand your business in a growing northern BC community positioned for continued development.

Just check out the mapping section of the listing and you'll see that this is one of the last remaining blocks of undeveloped land in the community.

Call the listing agent today for more information or to book a time to go by for the look.

LOCATION

5th and 6th Avenue - Stewart, BC

DIRECTIONS

Please see the mapping section for detailed location.

AREA DATA

Stewart is a small district municipality in northwestern British Columbia, located at the head of the Portland Canal—a deep fjord-like inlet that forms part of the natural boundary between BC and Alaska. It lies near the end of Highway 37A and serves as one of Canada's northernmost deep-



sea ports, remaining ice-free year-round. The community sits in a coastal mountain environment characterized by heavy rainfall, dense forests, and dramatic scenery, including nearby glaciers. Stewart's economy has historically revolved around mining, logging, and shipping, with more recent growth in tourism due to its natural beauty and proximity to the Alaska border. The climate is humid and maritime-influenced, with high precipitation—making it one of the cloudiest places in the world.

Life in Stewart is shaped by its remote and picturesque surroundings, creating a lifestyle that blends rugged independence with strong community ties. Residents enjoy a quiet, close-knit atmosphere where people know their neighbours and outdoor living is central to daily life. The area's natural setting offers endless opportunities for fishing, hiking, kayaking, glacier viewing, and wildlife observation, with bears and eagles often spotted nearby. While the town provides basic amenities such as grocery stores, restaurants, and lodging, its distance from larger centres means that services are limited, and travel is necessary for more specialized needs. The community spirit is warm and welcoming, with a shared appreciation for the area's history, self-sufficiency, and unspoiled wilderness. Stewart's charm lies in its balance of simplicity, frontier heritage, and stunning natural beauty—an ideal setting for those who value tranquility, outdoor adventure, and a slower pace of life.

RECREATION

Recreation in the area is deeply influenced by its surrounding natural environment of mountains, glaciers, and coastal rainforest. The area offers some of the most dramatic scenery in northern BC, with opportunities for outdoor exploration in nearly every direction. The town sits at the end of the scenic Highway 37A—also called the Glacier Highway—which winds through towering peaks and provides access to the stunning Bear Glacier Provincial Park. This park is one of Stewart's most famous natural landmarks, featuring a massive blue glacier that descends toward Strohn Lake and can be viewed directly from the roadside. The area around the glacier offers excellent photography opportunities and short walks where visitors can safely admire the ice formations and alpine views.

Beyond Bear Glacier, Stewart's location along the Portland Canal provides opportunities for fishing, kayaking, and wildlife viewing. The nearby tidal flats and estuary at the edge of town are home to numerous bird species and are accessible through the Stewart Estuary Boardwalk—a popular walking trail that allows visitors to experience the coastal ecosystem and its peaceful surroundings. Just across the border in Hyder, Alaska, a short drive away, visitors can access the Fish Creek Wildlife Observation Site, where grizzly and black bears can often be seen feeding on salmon during the summer months. This area is considered one of the most accessible and consistent bear-viewing locations in North America.

The mountains around Stewart also attract hikers, climbers, and backcountry adventurers. Trails range from easy valley walks to challenging alpine routes leading to old mining sites and panoramic viewpoints. The nearby Cambria Icefields and Salmon Glacier, one of the largest glaciers accessible by road, are particularly popular destinations for sightseeing and photography. The Salmon Glacier viewpoint, located just past Hyder, offers breathtaking views of the immense ice sheet winding through the mountains. In winter, Stewart's high snowfall and rugged terrain make it a hidden gem for snowmobiling, backcountry skiing, and ice climbing, drawing those who prefer less crowded destinations.

HISTORY

With the arrival of European prospectors around the late 1890s, the region's mining potential began to be exploited. The town was founded by brothers Robert M. Stewart and John W. Stewart in 1902. By around 1910 the combined Stewart/Hyder area reportedly had up to ~10,000 people at the height of boomtown mining activity. Major mines (gold, silver, copper) dominated the economy for several decades. Over time, as mining ebbed and other resource use shifted, the population shrank and the town stabilized at a much smaller scale.



MAP REFERENCE

55°56'11.32"N and 129°59'13.88"W

BOUNDARIES

Please see the mapping section, all boundaries are approximate.

SERVICES

- Power
- City water
- City sewer

LEGAL

Contact agent for legal descriptions.







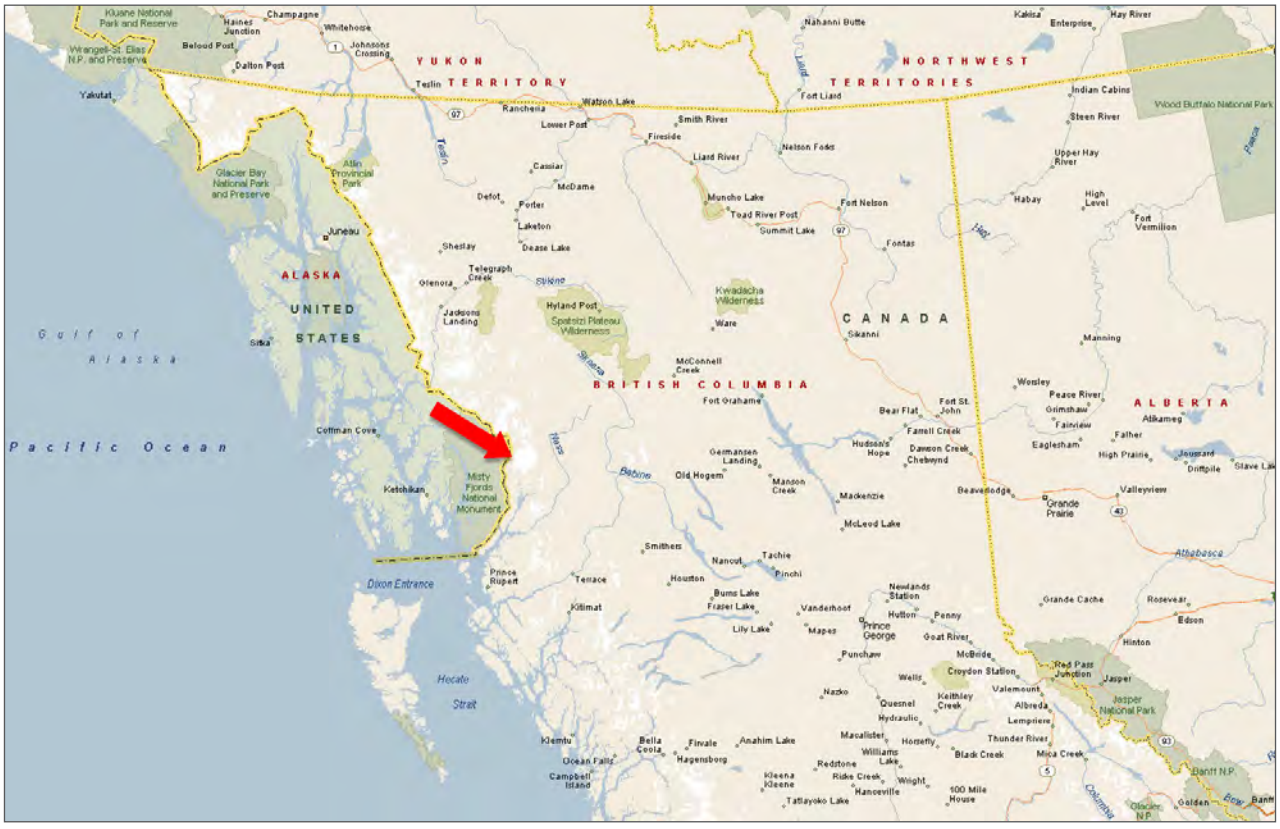



6TH AVE.
STOP

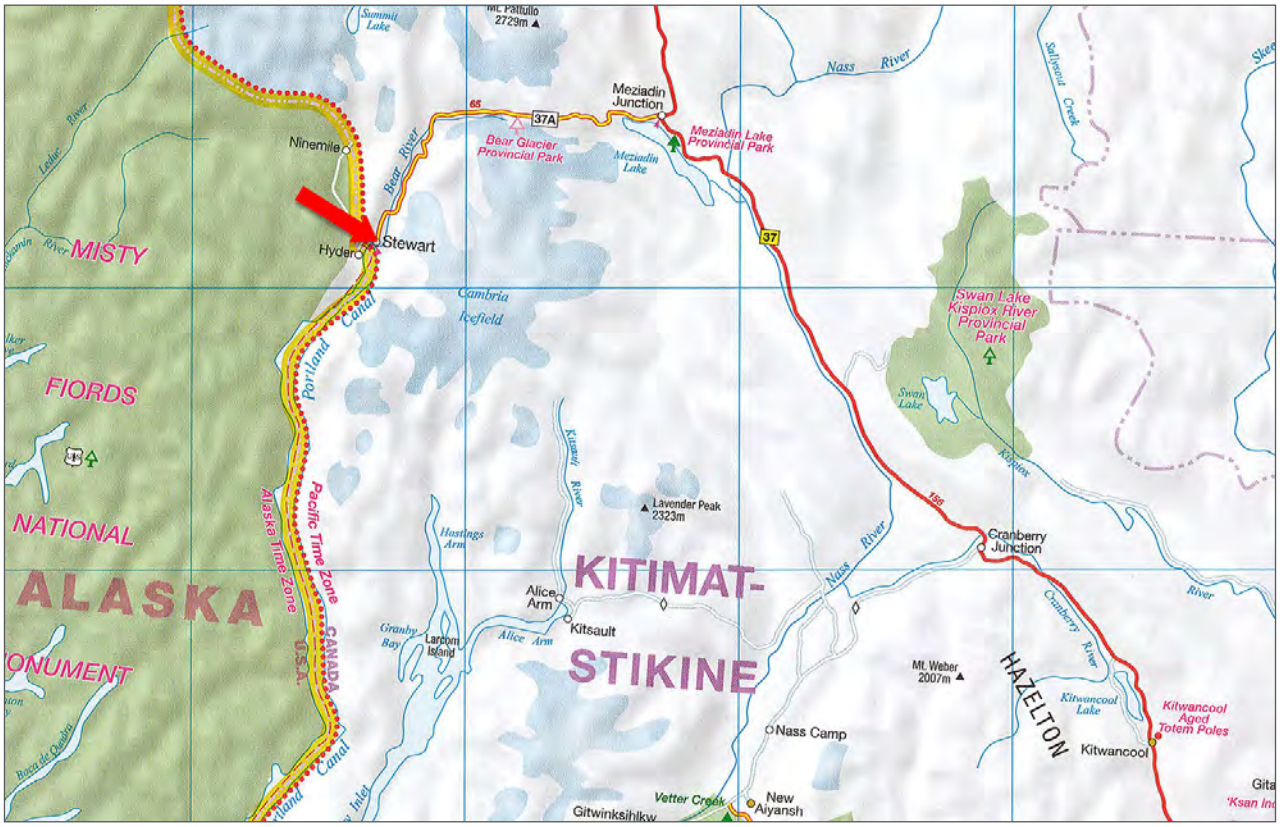


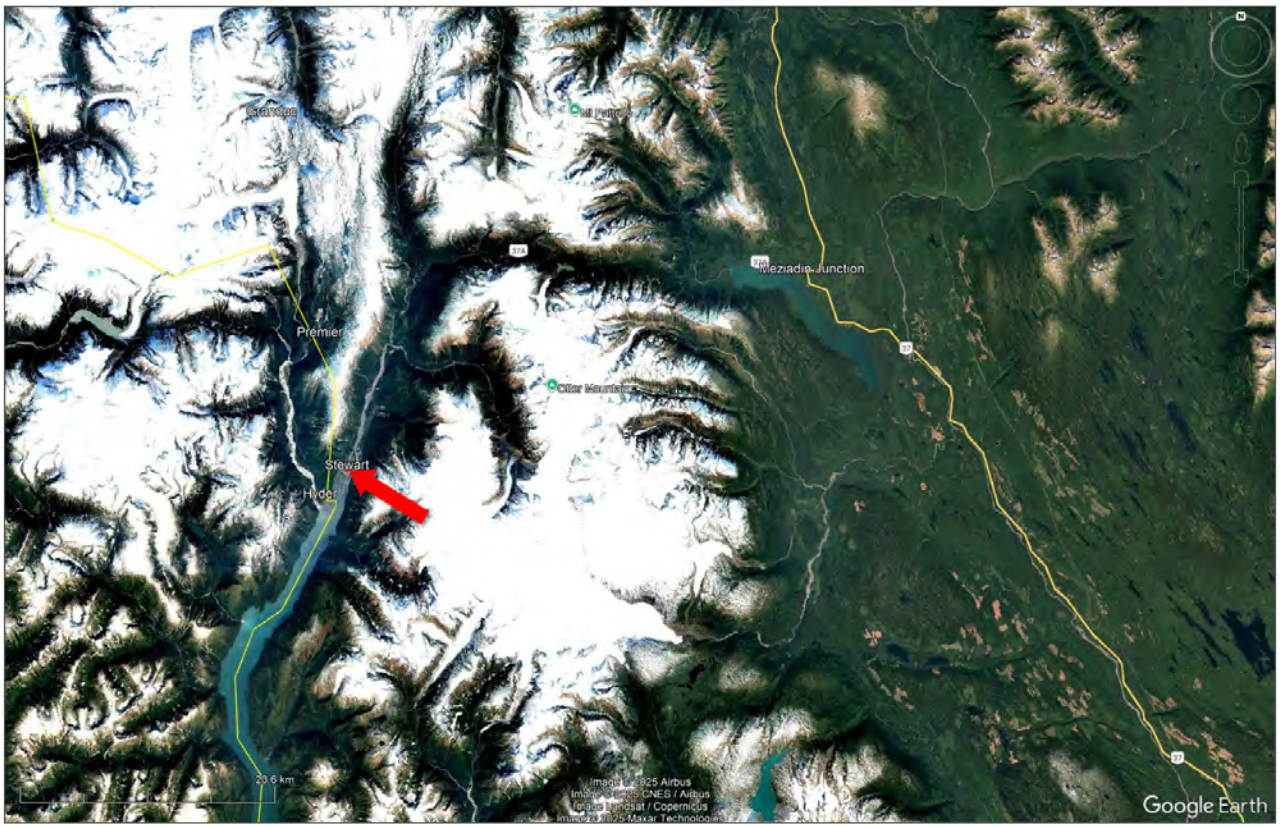



RAILWAY ST.
5TH AVE.


YUKON TERRITORY
NORTHWEST TERRITORIES
ALASKA
UNITED STATES
CANADA
BRITISH COLUMBIA
ALBERTA
Gulf of Alaska
Pacific Ocean
Dixon Entrance
Hecate Strait
Misty Fjords National Monument
Glacier Bay National Park and Preserve
Wrangell-St. Elias N.P. and Preserve
Kluane National Park and Reserve
Wood Buffalo National Park
Ketchikan
Juneau
Sitka
Prince Rupert
Terrace
Kitimat
Smithers
Prince George
Fort St. John
Dawson Creek
Grande Prairie
Jasper National Park
Banff N.P.
Yoho N.P.
Glacier N.P.


Misty Fjords National Monument Wilderness
REVILLAGIGEDO ISLAND
PRINCE OF WALES ISLAND
Ketchikan
Metlakatla
Thorne Bay
ALASKA STANDARD TIME
PACIFIC STANDARD TIME
U.S.A.
CANADA
PRINCE RUPERT
Port Edward
Port Essington
Kitimat
Kitamaat Village
TERRACE
Kitwanga
New Aiyansh
Kispiox
South Hazelton
New Hazelton
Smithers
Telkwa
Houston
Topley
Burns Lake
Granisle
Stewart
Hyder
Meziadin Junction
Cranberry Junction
Misty Fjords National Monument
Nass Camp
Alice Arm
Anyox
Naikoon Park
Mosset
davenport maps


Summit Lake
Mt. Patullo 2729m
Meziadin Junction
Nass River
Skeena River
Ninemile
Bear River
Bear Glacier Provincial Park
Meziadin Lake
Meziadin Lake Provincial Park
Hyder
Stewart
MISTY
FIORDS
NATIONAL
ALASKA
MONUMENT
Portland Canal
Cambria Icefield
Swan Lake Kispiox River Provincial Park
Swan Lake
Kispiox River
Lavender Peak 2323m
Hastings Arm
Alaska Time Zone
Pacific Time Zone
USA
CANADA
Granby Bay
Larcom Island
Alice Arm
Kitsault
KITIMAT-STIKINE
Cranberry Junction
Cranberry River
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Image © 2025 Airbus
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