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Creekfront Acreage with Subdivision Plan - Slocan, BC

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Creekfront Acreage with Subdivision Plan

Slocan, BC

PROPERTY DETAILS

Listing Number:	25106
Price:	$1,690,000
Taxes (2024):	$1,851.15
Size:	103.94 acres
Zoning:	NO ZONING

DESCRIPTION

Located just south of the community of Slocan, BC this property presents a development opportunity with PLA in place for an 8 parcel subdivision with 6 creekfront lots and 2 non-creekfront lots. The proposed lots are approximately 10 to 15 acres in size and are beautiful Creekfront parcels. There is significant upside potential for anyone interested in finishing off a relatively straightforward subdivision. The listing agent can provide more insight to a potential buyer on how the development will work and the expected profit on the sale of the eight lots. The property was recently logged with most of the merchantable timber removed.

You don't need to develop the lots right away, or not at all if you decide to keep the property as one large private waterfront estate. This is a once-in-a-lifetime opportunity to own a piece of paradise in the breathtaking Slocan Valley! This incredible property spans over 100 acres, offering endless investment potential and the chance to create your own legacy in one of British Columbia's most sought-after regions. Property has over 1 km of Lemon Creek frontage, level benches with mountain and Valhalla views, great road access and the vast Kootenay backcountry as your untamed playground.

With no zoning restrictions in place, this property presents a blank canvas for visionary investors. Whether you dream of further development, subdividing, or creating a private retreat, the choice is yours. Imagine waking up to inspiring views of the Valhallas every morning, knowing that the possibilities for this land are as vast as the landscape itself. As an added bonus, this property features a longtime established gravel pit with current permits in place, offering immediate income potential. The proposed subdivision has been laid out thoughtfully with the gravel pit entirely within Lot 5, so the permitted gravel pit can be sold separately.

This is a first-class investment in land, with water and upside potential. The Slocan Valley is not just a place to live. It's a lifestyle. With its stunning natural beauty, vibrant community, and endless recreational opportunities, it's no wonder that opportunities like this are rare. Don't miss your chance to make your mark on the Slocan Valley. Schedule your viewing today and start living the life you've always dreamed.

LOCATION

7928 Lemon Creek Road - Slocan, BC

AREA DATA

Located in the West Kootenay region of British Columbia, the Slocan Valley stretches approximately 70 kilometres from north to south.

The North Slocan Valley's unique geography is coupled with its historical communities and natural landscapes.

Further south, the village of Slocan (formerly known as Slocan City) was a major center for silver mining and railway activity. Today, it serves as a gateway to outdoor recreation and tourism.

RECREATION

The valley's landscape is dominated by dense forests, mountain peaks, and waterways, making it a prime location for outdoor recreation. Valhalla Provincial Park on the western side preserves a vast wilderness area with hiking trails, wildlife, and alpine lakes. The Slocan River is a key feature of the valley, supporting agriculture, wildlife, and recreational activities like kayaking and tubing. Today, the Slocan Valley is known for its mix of history, scenic beauty, and vibrant arts and alternative living communities.

HISTORY

The valley has a rich mining history, with several communities that emerged during the late 19th-century silver boom. New Denver was originally a mining camp and later became a village, also known for its Japanese-Canadian internment history during World War II. Silverton, another historic community, was founded in 1892 by miners working Idaho Mountain and remains one of British Columbia's smallest municipalities. Rosebery, located near the northern end of Slocan Lake, was once a bustling rail and mining hub, though it is now a quiet unincorporated area. Hills, a rural community further north, has a history of both mining and agriculture.

South Slocan, another historical settlement, developed around hydroelectric dams that provided power to the region. Other small communities such as Winlaw and Crescent Valley grew through logging, farming, and later, as part of the back-to-the-land movement in the 20th century.

MAP REFERENCE

49°41'53.50"N and 117°28'17.74"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

- PLA in place for an 8 parcel subdivision with 6 creekfront lots and 2 non-creekfront lots. The proposed lots are approximately 10 to 15 acres in size and are beautiful Creekfront parcels.
- Longtime established gravel pit with current permits in place, offering immediate income potential.

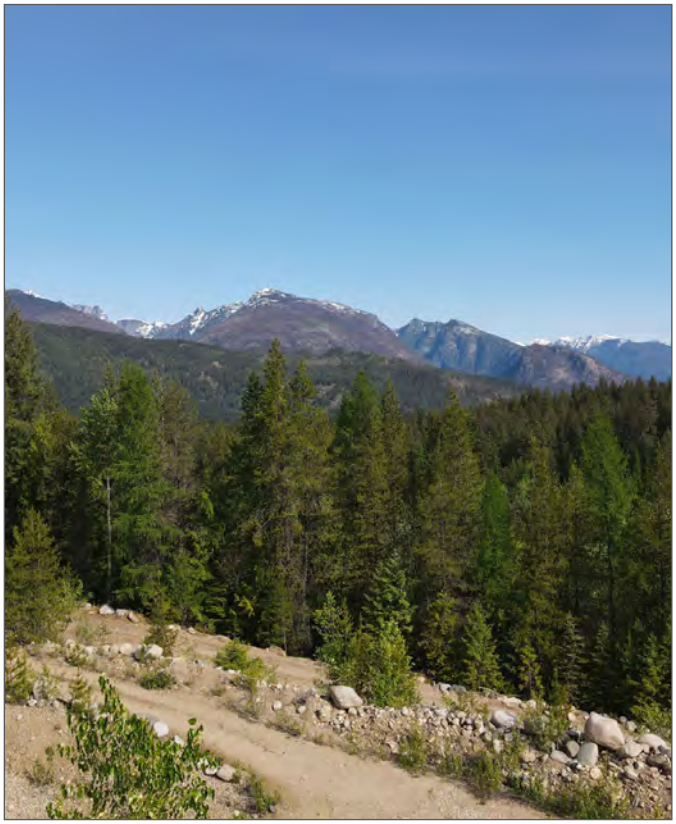
SERVICES

Water via license from Lemon Creek

LEGAL

BLOCK 15 DISTRICT LOT 382 KOOTENAY DISTRICT PLAN 1002 EXCEPT PLAN NEP68317

PID 008-485-348



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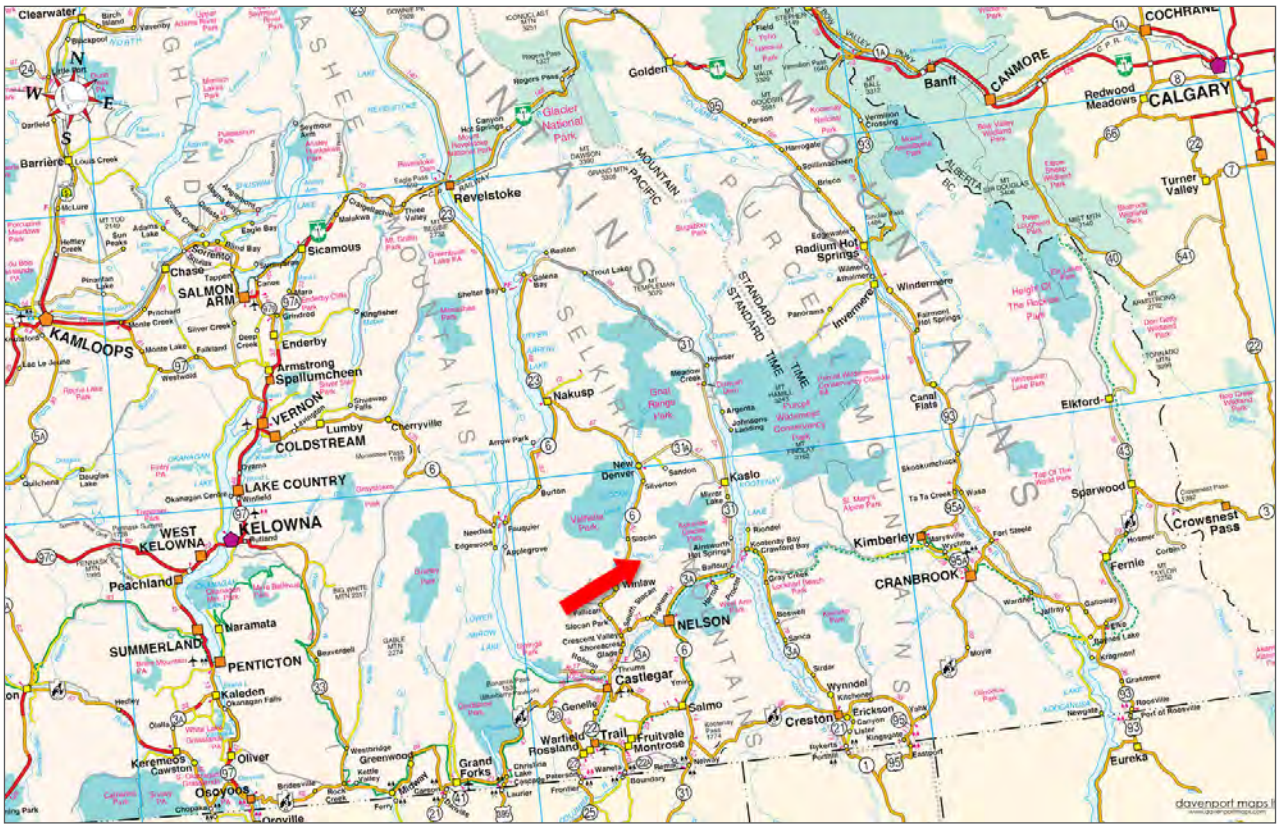
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Erickson
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Yahk
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Turner Valley
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Enderby
Armstrong
Spallumcheen
Chase
Clearwater
Barriere
McLure
Lac Le Jeune
Falkland
Westwold
Monte Creek
Silver Creek
Deep Creek
Winfield
Okanagan Centre
Douglas Lake
Quilchena
Merritt
Princeton
Summerland
Peachland
Oyama
Lavington
Grindrod
Tappen
Sunnybrae
Shuswap Lake
Mara Lake
Three Valley
Malakwa
Eagle Bay
Eagle Pass
Glacier National Park
Rogers Pass
Mount Revelstoke National Park
Yoho National Park
Kootenay National Park
Height Of The Rockies Park
Top Of The World Park
Elk Lakes Provincial Park
Purcell Wilderness Conservancy
Bugaboo Provincial Park
Top of the World Provincial Park
Valhalla Provincial Park
Goat Range Provincial Park
Gladstone Provincial Park
Monashee Provincial Park
Cariboo Mountains Provincial Park
Wells Gray Provincial Park
Mount Robson Provincial Park
Hamber Provincial Park
Columbia Mountains
Rocky Mountains
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Cascade Mountains
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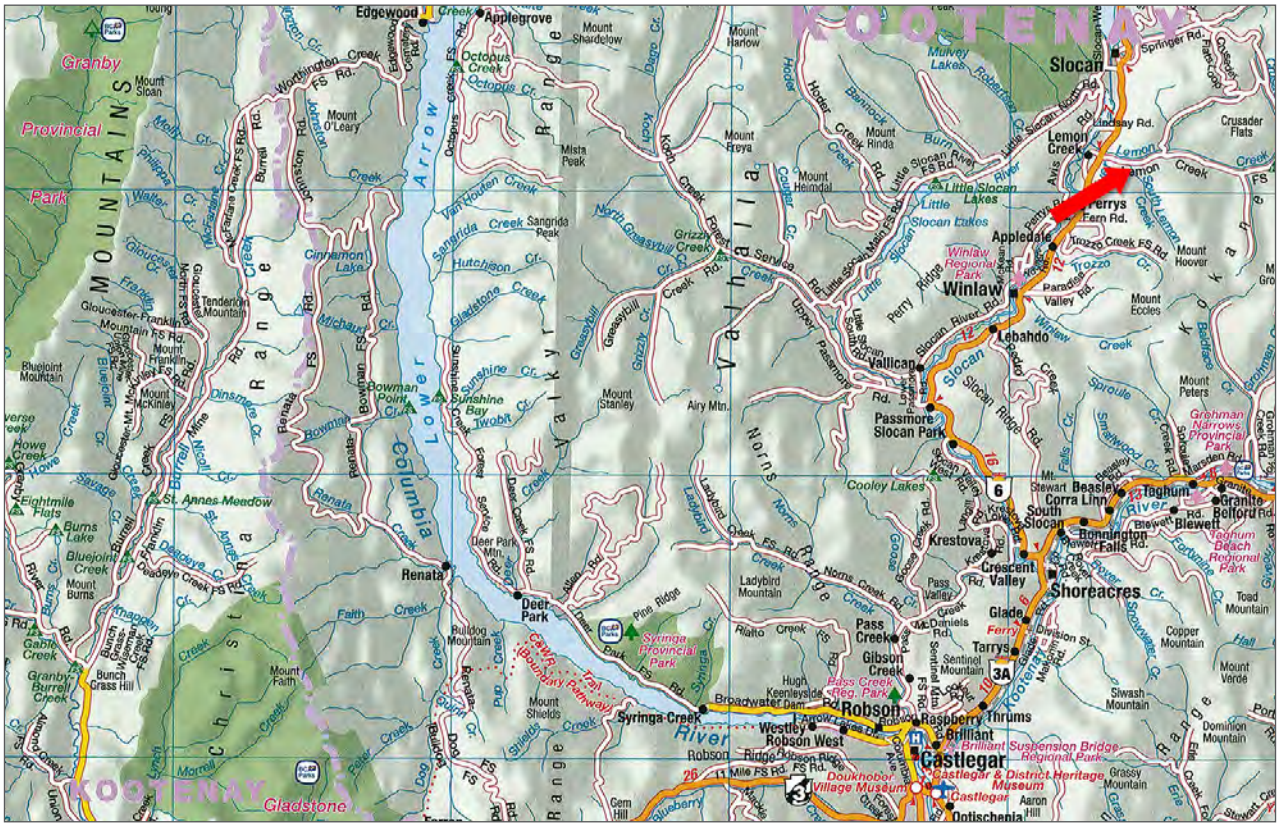
KOOTENAY
Edgewood
Applegrove
Slocan
Granby
Provincial
Park
MOUNTAINS
Arrow
Lower
Columbia
Valhalla
Range
Renata
Deer
Park
Syringa
Provincial
Park
Syringa Creek
Robson
Raspberry Thrums
Brilliant
Castlegar
Passmore
Slocan Park
Winlaw
Lebahdo
Appledale
Perrys
Fern Rd.
Lemon
Creek
Little Slocan
Lakes
Crescent
Valley
Shoreacres
Krestova
Glade
Tarrys
Pass
Creek
Gibson
Creek
Westley
Robson West
Castlegar &
District Heritage
Museum
Doukhobor
Village Museum
Gladstone
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Slocan
Brandon
Lemon Creek
4.08 km
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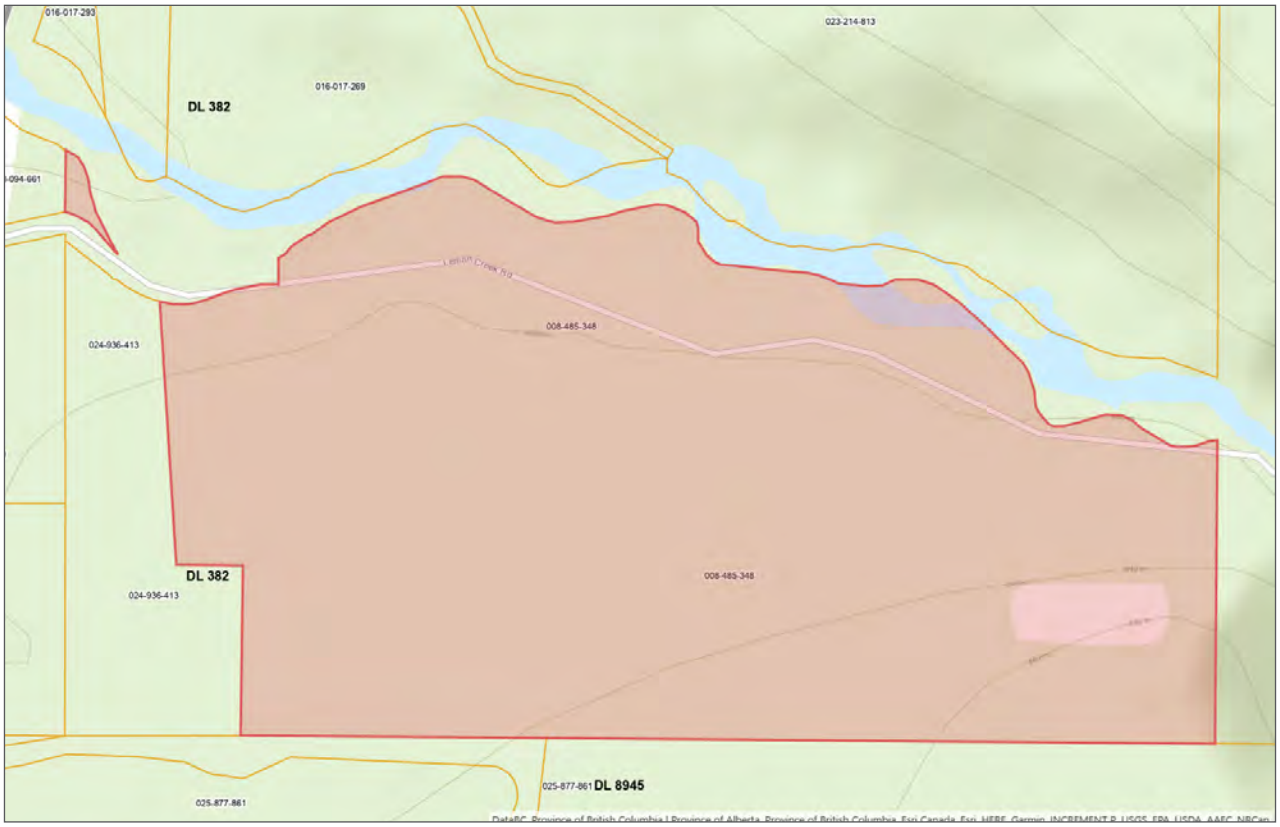
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Notes

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