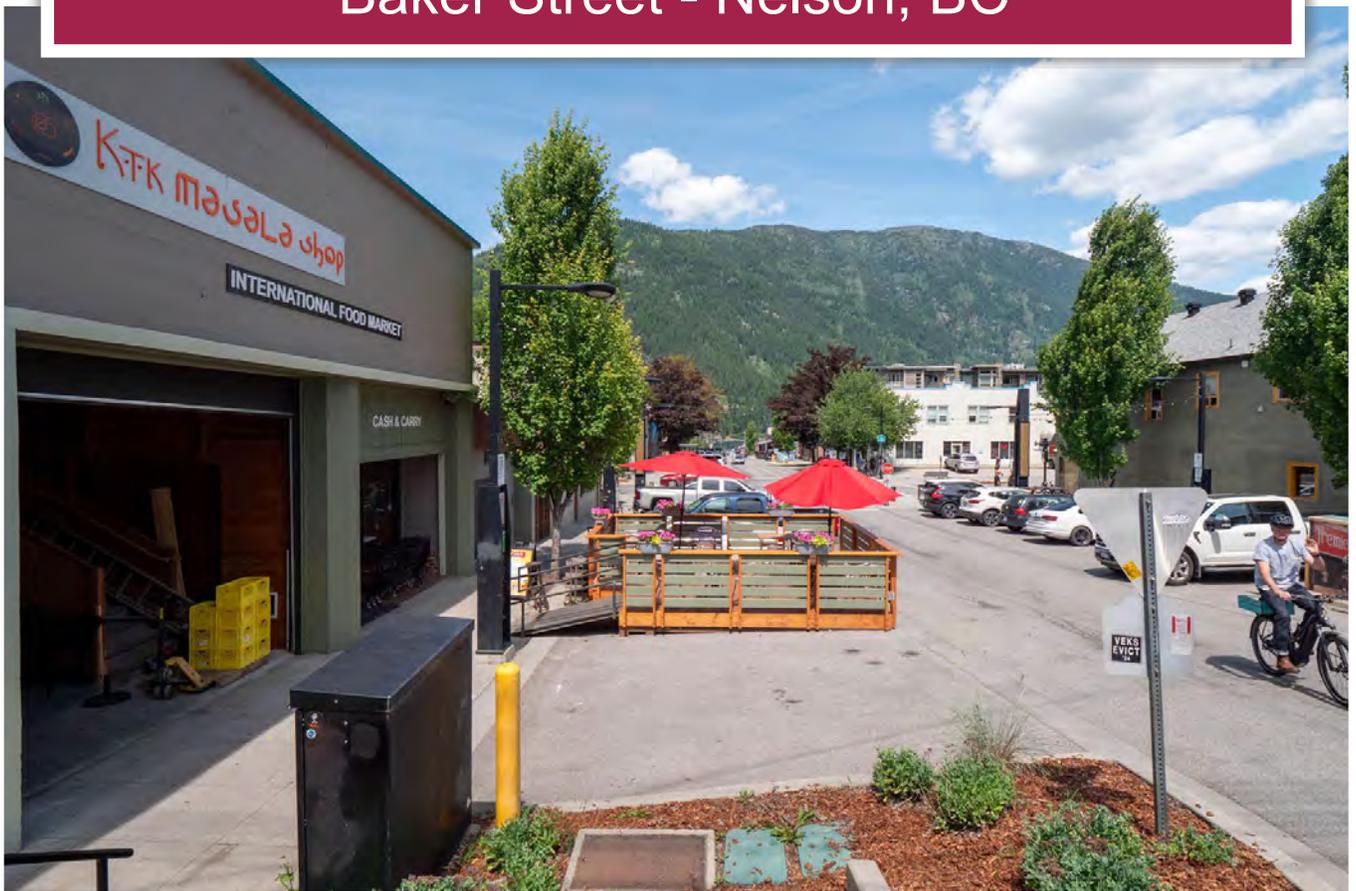




Prime Retail Commercial
Baker Street - Nelson, BC



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Prime Retail Commercial

Nelson, BC

PROPERTY DETAILS

Listing Number:	25187
Price:	\$4,000,000
Taxes (2024):	\$44,847
Size:	0.33 of an acre

DESCRIPTION

Prime commercial real estate opportunity in the heart of downtown Nelson.

An exceptional investment opportunity awaits in the vibrant downtown core of Nelson. Strategically positioned on the corner of iconic Baker Street and intersected by Hall Street, this prominent commercial property enjoys maximum exposure and accessibility, including side access from Herridge Lane. With retail frontage on three sides, the building benefits from high volumes of both vehicle and pedestrian traffic year-round.

The zoning permits, with parking abatement, multiple storey residential development provided the commercial space is 50% or greater of the total building area.

Baker Street is a major commercial artery renowned for its dynamic mix of culinary destinations and distinctive retail offerings. It draws both tourists and local residents from across the Kootenays, making it a consistently high-traffic retail environment.

This single-storey, multi-tenant commercial property spans two separate parcels and holds two

civic addresses. The building is currently 100% leased to six long-standing tenants, including a restaurant, coffee shop, boutique clothing retailer, international food market, florist, and thrift store—delivering a diverse and stable income stream.

The structure has been well-maintained and periodically upgraded, offering a blend of historic character and modern functionality. Key features include:

- Poured concrete foundation
- Brick and concrete cladding
- Torch on roofing system
- Commercial-grade metal doors and windows (main storefronts)
- Wood-framed sections with wood windows
- Large overhead loading door
- Four oversized skylights
- Partitioned basement

This is a rare opportunity to acquire a fully leased, high-visibility commercial asset in one of British Columbia's most charming and economically resilient downtown districts.

LOCATION

696 Baker Street and 510 Hall Street - Nelson, BC

AREA DATA

Flanked by the steep, jagged peaks of the Purcell and Selkirk mountains, the city of Nelson spreads along the shores of Kootenay Lake's West Arm. Nelson, with a growing population of 10,600, and Greater Nelson encompassing 18,000, this city sports a trading area of nearly 70,000. Centrally



located between Vancouver, BC, and Calgary, AB, Nelson is served east-west by major Highway 3A. Nelson is a mere 30 minutes from the West Kootenay Regional Airport in Castlegar.

As the service center for the West Kootenays, Nelson lays claim to a unique mix of abundant big-city cosmopolitan amenities. The main economic drivers for the region are education, technology, light industry, and small businesses. Diverse infrastructure and development continue to expand, with the largest areas of growth in education and independently owned small to medium-sized businesses. Selkirk College's vocational, tourism, and technical divisions, also home to Kootenay School of the Arts, provide excellent educational facilities, along with other private institutions. The historic buildings, farmers markets, specialty restaurants, and an impeccable art scene all contribute to Nelson's unique flair.

In contrast, Nelson's storybook setting creates a tangible small-town charm. Home to over 350 restored heritage buildings, a stroll down historic Baker Street brings the funky vibe, authenticity, and entrepreneurial spirit to life. Over 50 restaurants

and cafes, along with craft breweries, and plentiful unique retail stores provide vibrant shopping opportunities. The Kootenay Lake region hosts numerous events and festivals throughout the year, celebrating arts, music, and culture.

Kootenay Lake is up to 150 metres deep and 4 kilometres at its widest point. The lake comprises four sections: the North End, West Arm, Main Lake, and South End. Today, Kootenay Lake is part of a watershed that flows across the international US border and is the largest natural lake in southern British Columbia.

The rivers and streams that flow into Kootenay Lake are teeming with life. Over 20 species of fish live in Kootenay Lake, including the largest freshwater fish in North America—the ancient White Sturgeon. Kokanee's only predator, the largest rainbow trout in the world, the Gerrard Trout, also calls this lake home.

With a temperate climate, the weather changes notably with the four seasons. Summers are hot and dry, while winters are snowy with mild temperatures. Precipitation is crucial to the

environment within this inland temperate rainforest, providing moisture for various flora and deep snow.

RECREATION

The sky's the limit for enthusiasts seeking year-round outdoor activities in and around Nelson. Whether kayaking on the lake, cycling a pine-topped ridge, or hiking lush forests, this area is a natural gateway to an active lifestyle. 'BOB,' the Big Orange Bridge, connecting Nelson to the North Shore, is a favorite for cyclists, walkers, and joggers, with wide sidewalks and incredible views up and down Kootenay Lake.

Boating and Watersports

Kootenay Lake is one of the largest lakes in BC and is ideal for sailing, kayaking, windsurfing, paddle boarding, canoeing, and leisurely boat rides. Marinas around the lake offer boat rentals, fuel, boat repair, and moorage. Paddling affords experiences with spectacular views of wildlife, hidden coves, sandy beaches, and vast open spaces.

Fishing

Kootenay Lake does not freeze over in winter, translating to year-round fishing. Gerrard and bull trout are monsters of the Arrow and Kootenay Lakes. Both species feed on kokanee to attain their massive size. The lake also supports record-sized rainbow trout and claims to have the largest recorded Kokanee of almost 10 pounds. Land-locked salmon spawn in large numbers in Kokanee Creek in the late summer. A recommended time to fish is in the fall and winter, with larger fish coming up from the cold depths of 500 feet.

White Water Rafting

South of Nelson, the Salmo River is the starting point for waters with Class 2 to 4 rafting. The journey begins on sparkling blue water, heading to a remote canyon setting. Following the first warm-up sections, the river builds to a class 4



canyon run with boulder drops and rock gardens. Those not wanting the spine-tingling thrills have several chances to take out before the canyon.

Golfing

Established in 1919, Granite Pointe Golf Course has grown to 18 holes, offering spectacular views of Nelson, Kootenay Lake, and the famous Kokanee Glacier. Courses range through mountainous terrain, generous fairways, and park-like settings. Through snow and rain, their golf simulator provides another way to get those strokes in!

Hot Springs

Therapeutic Ainsworth Hot Springs features a natural 150 ft horseshoe limestone cave, a large lounging pool, and a stream-fed cold plunge. The mineral springs are an easy and inviting means to rejuvenate body and soul, as others have done for hundreds of years.

Indoor

The city and surrounding rural communities offer numerous spas, hot spring resorts, a new community recreation complex with pools, a sauna, a steam room, a fitness center, and numerous massage therapy, yoga, acupuncture, and alternative health sciences practitioners.



Winter Sports

Nelson and the area are world-renowned for exceptional skiing and boarding. The deep, pure powder snow is legendary. Whitewater Ski Resort typically receives over 40 feet of light, dry powder every season. With over 2,044 feet of steeps, deeps, chutes, bowls, and glades, the resort is famous for hosting fantastic festivals and events on and off the mountain.

This region is also a backcountry paradise. The deep powder and terrain are home to several worldwide recognized cat ski operators. Together, they have earned the designation of the Cat Ski Capital of the World.

With over 25 km of developed and maintained trails, the Nelson Nordic Ski Club also provides twinkling-lit trails for night skiing. Along the beginner to expert trails, two warming huts provide cozy places to relax and 'fuel up'.

HISTORY

In August 1886, a group led by brothers Osner and Winslow Hall left Colville, Washington, to search for gold. They ended up on Toad Mountain southwest

of Nelson, with no luck and dampened spirits. While the young men of the party were fetching the horses for the trip home, they found a copper-silver deposit, which began the rush to Toad Mountain and the establishment of Nelson, Queen City of the Kootenays.

The City of Nelson was incorporated on March 4, 1897, population of 3,000. It had many fine homes and stores, hotels and churches, a school, hospital, jail, fire hall, courthouse, water company, and the first hydroelectric generating plant in BC.

By 1899, Nelson owned its electrical utility and was making plans to move its electrical generation from Cottonwood Creek to a dam site on the Kootenay River at Bonnington Falls. This project was accomplished in 1907. A streetcar system began by the Nelson Electrical Tramway Company in 1899, and a gasworks started in 1900 were also later taken over and operated by the city until the second half of the century, when they were supplanted by bus transit and natural gas.

Education became a new focus for Nelson when Roman Catholic bishop Martin M. Johnson began Notre Dame University College in 1950, and the

BC Vocational School (with Kootenay School of the Arts) was established in 1960. Now, the Notre Dame buildings house the Selkirk College School of Digital Media and Music and the School of Hospitality and Tourism. The former vocational school is now the Silver King campus of Selkirk College, and the Kootenay School of the Arts has been re-established in downtown Nelson.

Nelson's heritage potential was realized in 1977 with its centennial of incorporation and the heritage designation of over 350 buildings. Today, Nelson serves as the busy center of West Kootenay government, arts, tourism, commerce, small manufacturing, and home-based businesses.

MAP REFERENCE

49°29'33.69"N and 117°17'29.28"W

SERVICES

- Municipal water
- Municipal sewer
- Storm sewer
- Fire protection
- Natural gas
- Hydro-service
- Telephone

IMPROVEMENTS

Main: 14,364 sq. ft. (includes partially improved basement)

Mezzanine: 1,464 sq. ft.

Total: 15,864 sq. ft.

696 Baker Street

- corner coffee shop (1,000 sq. ft.), rooftop patio (700 sq. ft.), basement (500 sq. ft.)
- retail store (2,020 sq. ft.) and basement (1,500 sq. ft.)
- retail store (1,950 sq. ft.)
- retail/restaurant store (2,020 sq. ft.) and mezzanine (1,464 sq. ft.)



510 Hall Street

- restaurant (6,800 sq. ft.)

Herridge Lane

- retail store (2,000 sq. ft.)

ZONING

C1 (Core Commercial)

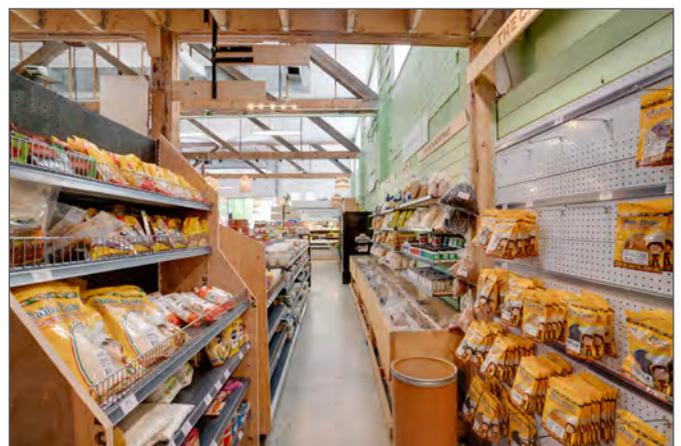
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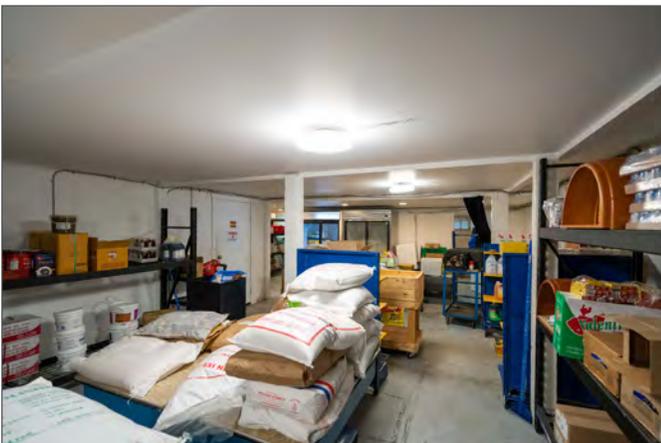
- Multi-storey mixed commercial/residential
- Art gallery and museum
- Entertainment facility
- Health services
- Mechanical repair and service
- Personal service establishment
- Restaurant
- Retail store
- Veterinary clinic

LEGAL

Lot 1 DL 95 Kootenay District Plan 7069
PID 014-374-501

Lot 2 DL 95 Kootenay District Plan 7069
PID 014-374-510













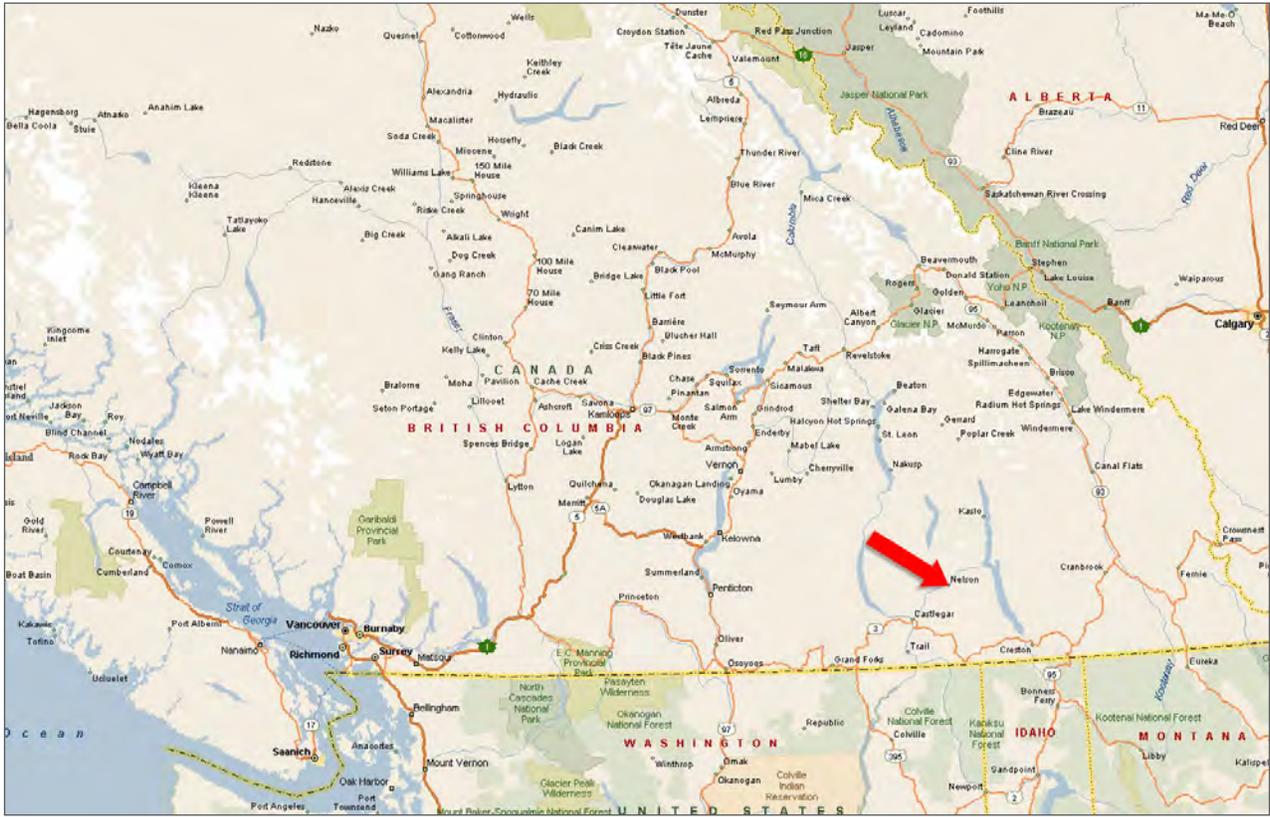


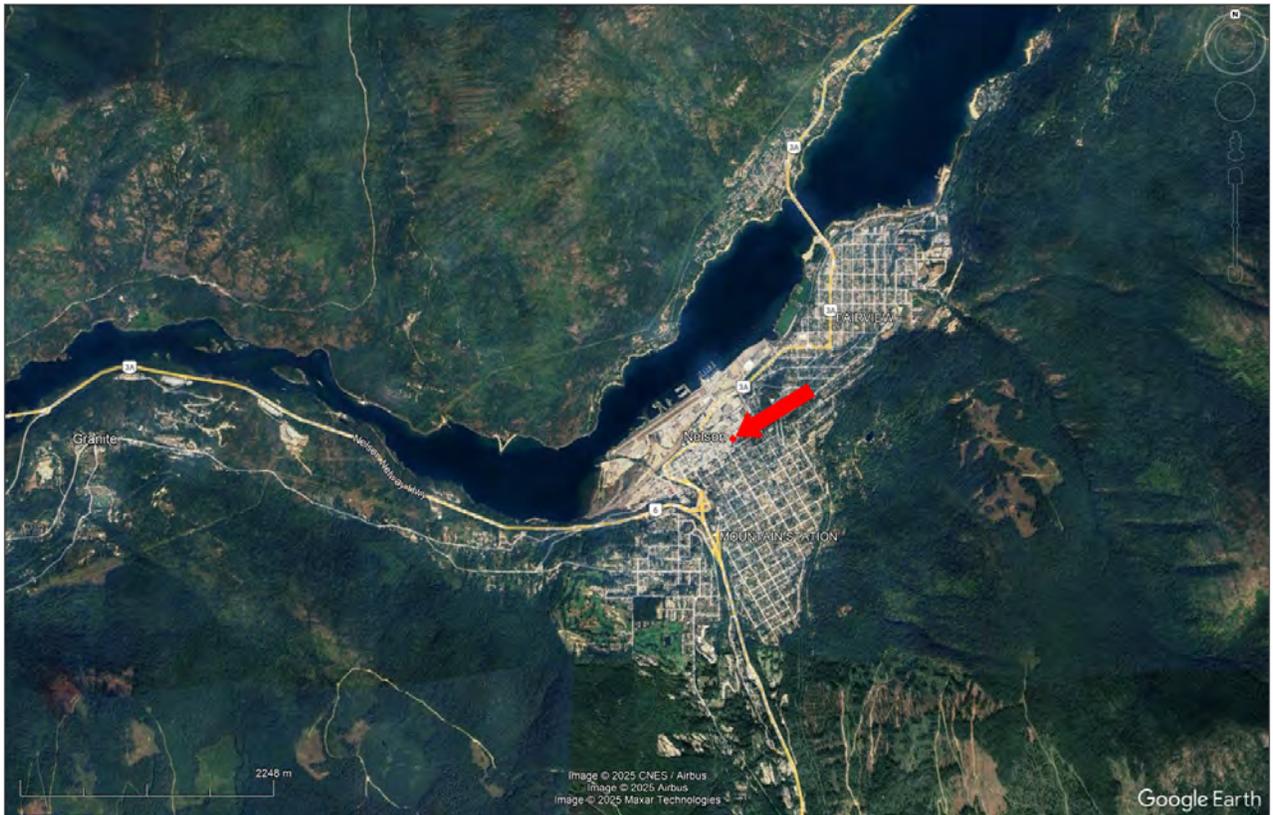


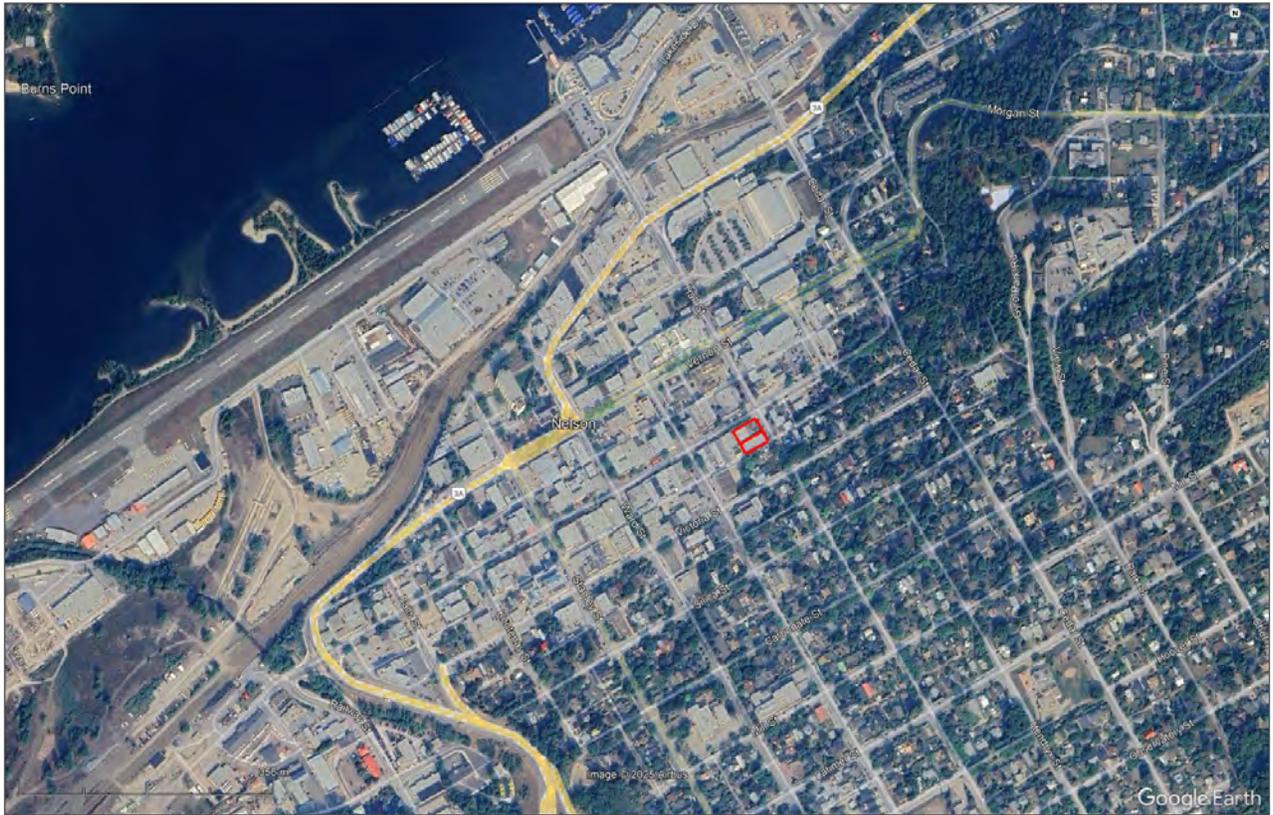


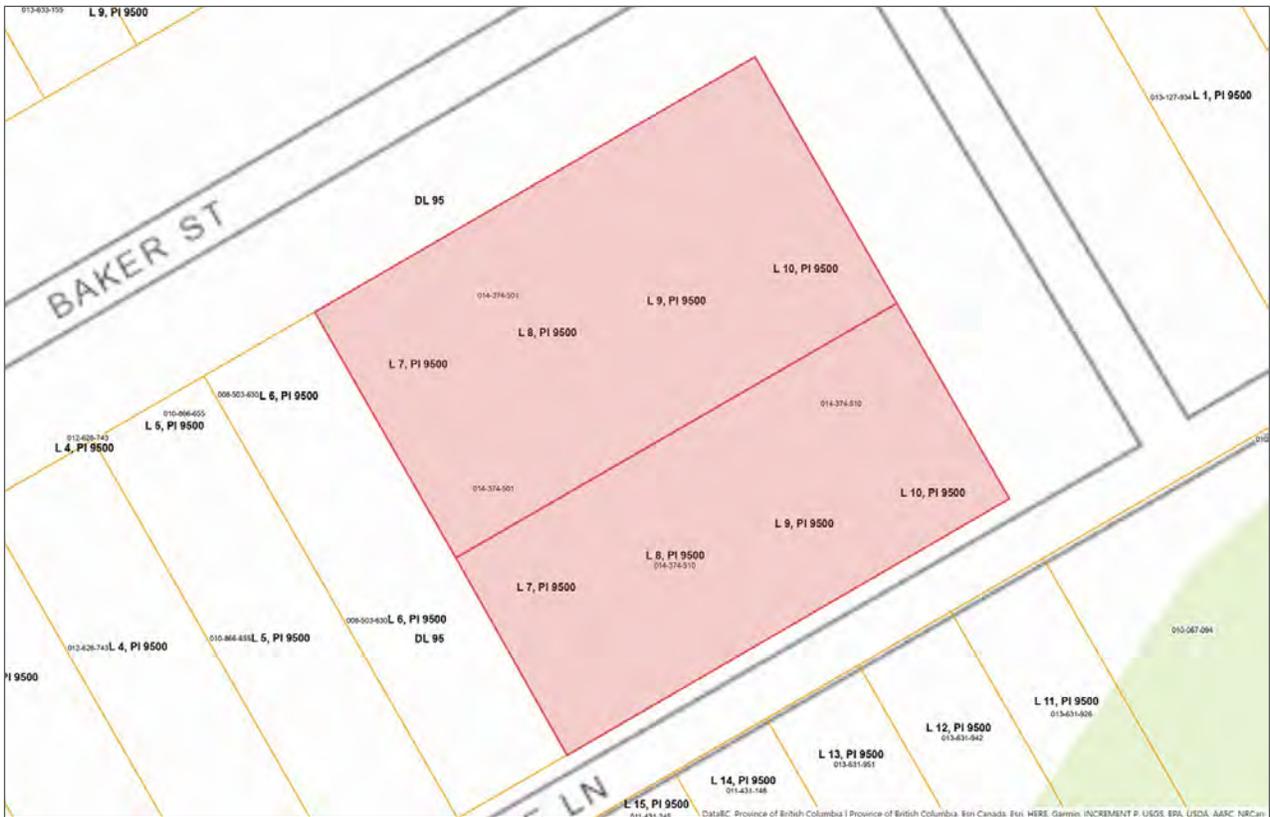














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