NELSON

1600 South Sheppard Road

Nelson, British Columbia V1L2J1

$1,700,000

MLS® 10380447

LOT

22.24 acres









DESCRIPTION

BEST NELSON DEVELOPMENT PROPERTY OPPORTUNITY IN A GENERATION. This rare 22.24-acre offering sits above the Rail Trail, capturing breathtaking panoramic views of the city, Kootenay Lake, and surrounding mountains—arguably some of the finest in the West Kootenays. UNZONED and located across the street from city limits (no city taxes), this property presents exceptional flexibility and potential. With a licensed water source, surface creeks and natural springs, and expansive usable terrain, it's ideally suited for a subdivision development, multi-generational estate, or your ultimate dream home. Imagine building a legacy property where privacy, sun exposure, and world-class views come together—just minutes from Nelson's vibrant downtown. Opportunities like this are incredibly rare. Build your vision and own a piece of one of BC's most sought-after landscapes.

DETAILS

MLS®	10380447
PIDs	008-980-381 016-005-481
Status	Active
Listed	Mar 25, 2026
Days on market	248
Property type	Vacant Land
Structure	Other
Lot size	22.24 acres
View	City view, Lake view, Mountain view
Water	Spring, Licensed
Sewer	No sewage system
Taxes	$8,900

PROPERTY DATA

Public-record information for this listing's PIDs, from the regional district GIS, BC Assessment, the Agricultural Land Commission's ALR maps, BC Water Rights licences and the GWELLS well database. It is shown as published by each source and has not been verified by eXp Luxury Nelson or the listing brokerage; confirm anything important with the source.

Regional District GIS

PID 008-980-381

Site address	1600 SOUTH SHEPPARD RD, RURAL NELSON
Folio	707.02046.025
Actual use	2 Acres Or More (Outbuilding)
Lot size	11.36 acres
Legal description	LOT A PLAN NEP16326 DISTRICT LOT 304 KOOTENAY LAND DISTRICT
Plan number	NEP16326
Electoral area	Electoral Area E
Fire service area	NELSON · Bylaw 600

Official community plan	RA – Resource Area · Bylaw 2260 RR – Rural Residential · Bylaw 2260

PID 016-005-481

Site address	SOUTH SHEPPARD RD, RURAL NELSON
Folio	707.02045.000
Actual use	2 Acres Or More (Vacant)
Lot size	10.88 acres
Legal description	LOT 304 PLAN NEP926 DISTRICT LOT 304 KOOTENAY LAND DISTRICT
Plan number	NEP926
Electoral area	Electoral Area E
Fire service area	NELSON · Bylaw 600
Official community plan	RA – Resource Area · Bylaw 2260 RR – Rural Residential · Bylaw 2260

Source: RDCK public map service · maps.rdck.bc.ca

BC Assessment

PID 008-980-381

Roll year	2026
Total assessed value	$993,200
Land	$989,000
Improvements	$4,200
Previous year	$885,200
Property type	Tool Shed
Year built	1950
Land size	11.36 Acres
Jurisdiction – roll	707-02046.025
Legal description	LOT A, PLAN NEP16326, DISTRICT LOT 304, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$993,200	+12%
2025	$885,200	+3%
2024	$859,200	-4%
2023	$896,000	+51%
2022	$591,800	+4%

View this PID at the source

PID 016-005-481

Roll year	2026
Total assessed value	$982,000
Land	$982,000
Improvements	$0
Previous year	$875,000
Property type	2 Acres Or More (Vacant)
Land size	10.88 Acres

Jurisdiction – roll	707-02045.000
Legal description	LOT 304, PLAN NEP926, DISTRICT LOT 304, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$982,000	+12%
2025	$875,000	+3%
2024	$850,000	-4%
2023	$886,000	+42%
2022	$626,000	+5%

View this PID at the source

Source: BC Assessment · www.bcassessment.ca

Agricultural Land Reserve

PID 008-980-381

In the ALR	No. The parcel is not in the Agricultural Land Reserve.

PID 016-005-481

In the ALR	No. The parcel is not in the Agricultural Land Reserve.

Source: Agricultural Land Commission, ALR maps · www.alc.gov.bc.ca

BC Water Rights licences

PID 008-980-381

LICENCE	STATUS	PURPOSE	SOURCE	QUANTITY	PRIORITY DATE
C133183	Current	Domestic (WSA01)	Camaro Creek	2.27 m3/day	2013-12-02
C130303	Current	Domestic	Camaro Creek	2.27 m3/day	2012-10-01

View this PID at the source

PID 016-005-481

LICENCE	STATUS	PURPOSE	SOURCE	QUANTITY	PRIORITY DATE
C037877	Current	Domestic	Thompson Spring	2.27 m3/day	1970-09-10

View this PID at the source

Source: BC Water Rights licences · j200.gov.bc.ca

GWELLS groundwater wells

PID 008-980-381

No wells are recorded for this PID in GWELLS.

View this PID at the source

PID 016-005-481

No wells are recorded for this PID in GWELLS.

View this PID at the source

Source: BC Groundwater Wells and Aquifers (GWELLS) · apps.nrs.gov.bc.ca

LINKS

Play Video Tour https://youtu.be/GbRDhP5TwqY
View this listing online https://www.expluxurynelson.com/listings/10380447/1600-south-sheppard-road-nelson
View on REALTOR.ca https://www.realtor.ca/real-estate/29516876/1600-south-sheppard-road-nelson-nelson

Listing data supplied by CREA's DDF®. Information deemed reliable but not guaranteed.
Listing updated Oct 7, 2026

The listing data is provided under copyright by the Canadian Real Estate Association (CREA). The trademarks REALTOR®, REALTORS®, and the REALTOR® logo are controlled by CREA and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.