NELSON

Baker Street Lot# 1 & 6

Nelson, British Columbia V1L4L9

$5,700,000

MLS® 10394967

LOT

4.55 acres









DESCRIPTION

A rare opportunity to acquire the last large-scale mixed-use development site in Nelson's downtown core. The Railtown Development Lands comprise approximately 4.55 acres with flexible C4 zoning (Mixed-Use Core), permitting a broad mix of residential, commercial, retail, office and hospitality uses with building heights of up to 20 metres or 6 storeys. Positioned at the west end of Baker Street, the property offers the opportunity to extend Nelson's vibrant Baker Street into the city's emerging Railtown District. Preliminary development concepts contemplate up to +300,000 SF of buildable density, including a grocery store, hotel, apartment rental/condo units, and +30,000 SF of complementary commercial space. Nelson continues to experience a thriving tourism economy with strong hotel occupancy rates and ADR's, exceptionally strong grocery sales, minimal commercial vacancy with strong rent growth, and near-zero residential rental vacancy - a marked outlier in the current Canadian context. Surrounded by established businesses, restaurants and amenities, this is a community-defining development opportunity in one of British Columbia's fastest-growing regional markets. Flexible seller financing or potential partnership opportunities may be available for qualified parties. Download the brochure at the link below for more information.

DETAILS

MLS®	10394967
PID	012-588-211
Status	Active
Listed	Jul 16, 2026
Days on market	135
Property type	Vacant Land
Structure	Other
Lot size	4.55 acres
Water	Municipal water
Taxes	$28,204

PROPERTY DATA

Public-record information for this listing's PID, 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

Site address	29 GOVERNMENT RD, NELSON
Folio	219.00836.130
Actual use	Vacant IC&I
Lot size	5.149 acres
Legal description	LOT 1 PLAN NEP12245 DISTRICT LOT 95 KOOTENAY LAND DISTRICT EXCEPTPLAN 14847 & DL 304, 2627, & EXC PL 15774 & EXC PL EPP140084
Plan number	NEP12245
Electoral area	Nelson
Fire service area	NELSON
Water system	NELSON · MUNICIPAL

Zoning	C4 – Mixed-Use Core (Railtown) · Bylaw 3652 M2 – Mixed-Use Commercial-Industrial (Railtown) · Bylaw 3652 T1 – Transportation · Bylaw 3652
Official community plan	Transportation · Bylaw 3247 Mixed Use Core · Bylaw 3247 Park and Green Space · Bylaw 3247 Mixed Use Commercial / Industrial · Bylaw 3247
Non-standard flooding / erosion	Cottonwood Creek -Lower-2N · A · Rating 2 Cottonwood Creek -L-1/SW · A · Rating 1

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

BC Assessment

Roll year	2026
Total assessed value	$1,757,000
Land	$1,757,000
Improvements	$0
Previous year	$1,757,000
Property type	Vacant IC&I
Land size	5.31 Acres
Jurisdiction – roll	219-00836.130
Legal description	LOT 1, PLAN NEP12245, DISTRICT LOT 95, KOOTENAY LAND DISTRICT, EXCEPT PLAN 14847, & DL 304, 2627, & EXC PL 15774

YEAR	ASSESSED VALUE	CHANGE
2026	$1,757,000	0%
2025	$1,757,000	+6%
2024	$1,664,000	+10%
2023	$1,513,000	+11%
2022	$1,362,000	+20%

View this PID at the source

Source: BC Assessment · www.bcassessment.ca

Agricultural Land Reserve

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

No water rights licences are attached to this PID.

View this PID at the source

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

GWELLS groundwater wells

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

View this listing online https://www.expluxurynelson.com/listings/10394967/baker-street-lot-1-and-6-nelson
View on REALTOR.ca https://www.realtor.ca/real-estate/30044483/baker-street-lot-1-6-nelson-nelson

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Listing updated Jul 16, 2026

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