

Railtown Development Lands

Nelson, BC

A Community-Defining Development Opportunity in One
of the BC Interior's Most Coveted Residential and Tourism Markets



**RAILTOWN
DEVELOPMENT LANDS**

NELSON, BC

Executive SUMMARY

RLK Commercial is pleased to offer for sale the “Railtown Development Lands” in Nelson, BC (the “Property” or “Site”), a fully-zoned, community-defining development opportunity anchoring the west end of Baker Street in Nelson’s historic “Railtown District”, and representing the last remaining development opportunity of meaningful scale in Nelson’s downtown core. The Site offers ±4.55 acres of land area and C4 (Mixed-Use Core Railtown) zoning, which accommodates a highly flexible mix of commercial and residential uses and allowable building heights of up to 20 metres or 6 storeys. Baker Street is well known as one of the most desirable boutique shopping districts in southern BC, with near-zero vacancy and strong leasing demand. Nelson itself is also well known as one of BC’s hottest tourism and residential markets, highlighted by a highly lucrative short-term rental market, out-performing residential market rental rates, and strong market average hotel occupancy rates in the +/-65%

with average ADR’s for downtown hotel options exceeding well over \$300 in summer months. The Railtown Development Lands sit at the heart of “Railtown,” and offer an exciting mixed-use development concept including an estimated +/-300,000 SF of total density including +240 units with up to 6 storeys, a grocery anchor, and +30,000 SF of complementary commercial space. As the last remaining opportunity to extend the Downtown Core via Baker Street, the Railtown Development Lands offers developers a generational opportunity to create a dynamic new mixed-use neighbourhood at the heart of Nelson - one of BC’s fastest-growing regional markets.

The Property is being offered free and clear of financing. Seller financing or partnership opportunities may be available to qualified parties. Please contact the listing agent for details.

PROPERTY DETAILS	
Location	West end of Baker Street, Nelson, BC
PID	012-588-211, 012-588-539
Legal Description	Lots 1 and 6, District Lots 95, 304 and 2627, Kootenay District, Plan 12245, with Lot 1 excepting parts included in Plans 14847 and 15774
Asking Price	\$5,700,000
Site Area	+/-4.55 acres
Zoning Class	C4 - Mixed-Use Core (Railtown)
Max. Height	20 metres or 6 storeys
ESTIMATED DENSITY POTENTIAL	
Height	~6 storeys
No. of Units	+/-240
Residential GFA	+/-210,000
Commercial GFA	+/-90,000
Total GFA	+/-300,000
Parking Count	310 stalls



**A TRANSFORMATIONAL MIXED-USE
COMMUNITY ANCHORING THE WEST
END OF DOWNTOWN NELSON**



Investment HIGHLIGHTS

- **Fully Zoned:** The Site is fully zoned for high-density mixed-use including multi-unit residential and downtown core commercial uses, with estimated density potential over 300,000 SF, including +240 units with buildings up to 6 storeys.
- **Downtown Core Location:** The Site enjoys one of the most central locations in downtown Nelson, anchoring the west end of Baker Street with access to retail and cultural amenities including grocery stores, coffee shops, boutique retail shopping, trendy restaurants, nightclubs, bars and hotels.
- **High Momentum Residential Market:** Nelson has evolved into a coveted residential market with a surge in multi-unit residential developments. Numerous active projects including condominium, purpose-built rental, seniors housing, and student housing have recently been completed or are currently under construction in Nelson. The residential market has experienced significant absorption and rapidly increasing pricing with comparable active projects currently in pre-sales and construction for 1 and 2 bedroom units achieving pricing up to +\$825,000 and +\$1,200,000, respectively.
- **Constrained Land Market:** The availability of premium development sites in Nelson's city limits are extremely limited. Rarer still are opportunities for large-scale development in the downtown core. The Railtown Development Lands represent a rare opportunity to take a position at the heart of one of the most desirable nodes in the BC Interior.
- **Completed Environmental Reports:** The Site has completed Certificates of Compliance (CoC) previously issued by the BC Ministry of Environment and Climate Change Strategy, providing developers with a clear pathway for development permitting.



Location OVERVIEW

“Big-city amenities with authentic
small-town charm.”

RAILTOWN DEVELOPMENT LANDS

NELSON, BC

BAKER STREET



FEATURED DOWNTOWN AMENITIES

RESTAURANTS / CAFES



RETAIL



HOSPITALITY



RECREATION / ENTERTAINMENT



Railtown District OVERVIEW



"Comprising ~28 acres with historic roots as Nelson's former industrial railyard, and anchoring the west end of Baker Street, Railtown is poised to become Nelson's version of Vancouver's Granville Island, or Toronto's Liberty Village."

RAILTOWN DEVELOPMENT LANDS

NELSON, BC

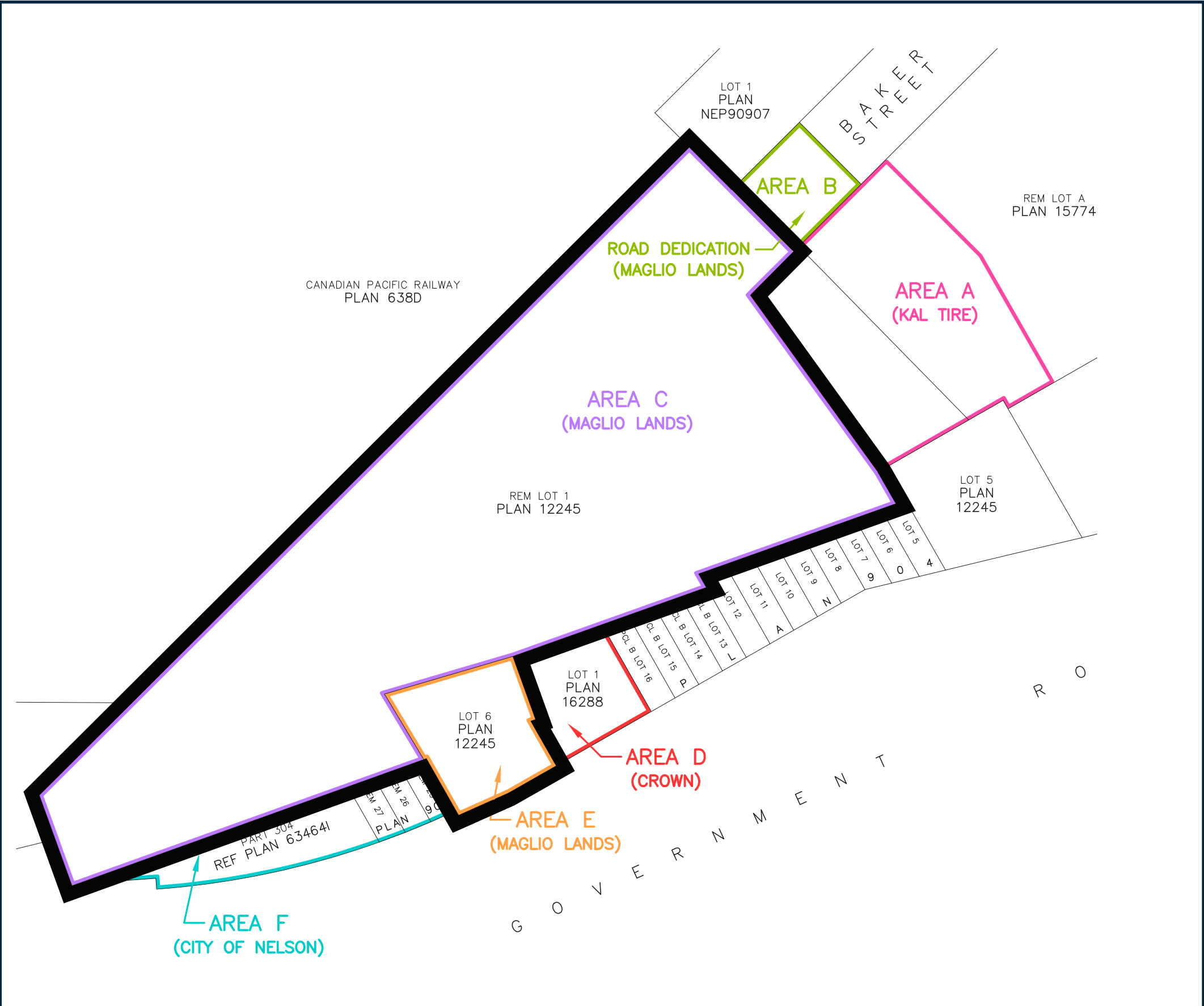
RAILTOWN
DISTRICT

BAKER STREET

Survey & Ownership

PLAN

LOCATION	OWNER	AREA	LEGAL DESCRIPTION	PID
A	LOUIS MAGLIO ENTERPRISES LTD. and 0869100 BC LTD.	0.391 ha	REM LOT A PLAN 15774 and REM LOT 1 PLAN 12245	009-302-271 and 012-588-211
B	0869100 BC LTD. (ROAD DEDICATION)	649.6 m ²	REM LOT 1 PLAN 12245	012-588-211
C	0869100 BC LTD.	1.72 ha	REM LOT 1 PLAN 12245	012-588-211
D	THE CROWN	875.0 m ²	LOT 1 PLAN 16288	009-004-238
E	0869100 BC LTD.	0.121 ha	LOT 6 PLAN 12245	012-588-539
F	THE CITY OF NELSON	0.135 ha	PART 304 REF PLAN 634641 and REM LOT 25/26/27 PLAN 904	016-399-684 and 016-095-324 and 016-095-332 and 016-095-341



Offering PROCESS

A detailed information package has been prepared with confidential information including environmental reports and other relevant property information. Qualified purchasers will be granted access to this information upon signing the Vendor's non-disclosure agreement. Please contact the listing agent below for more details.



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