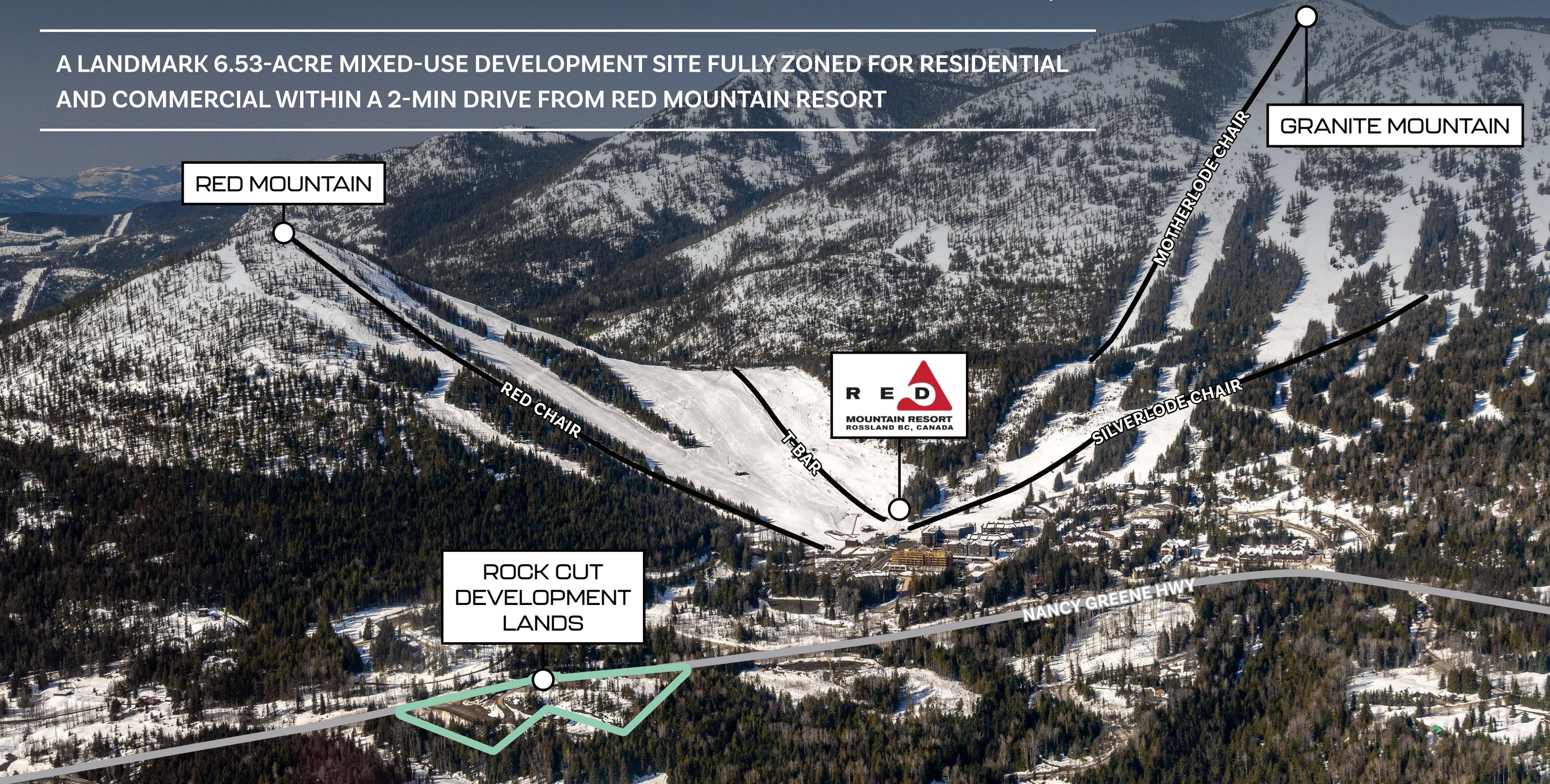


# FOR SALE

## THE ROCK CUT DEVELOPMENT LANDS

3052 NANCY GREENE HWY, ROSSLAND BC

A LANDMARK 6.53-ACRE MIXED-USE DEVELOPMENT SITE FULLY ZONED FOR RESIDENTIAL AND COMMERCIAL WITHIN A 2-MIN DRIVE FROM RED MOUNTAIN RESORT



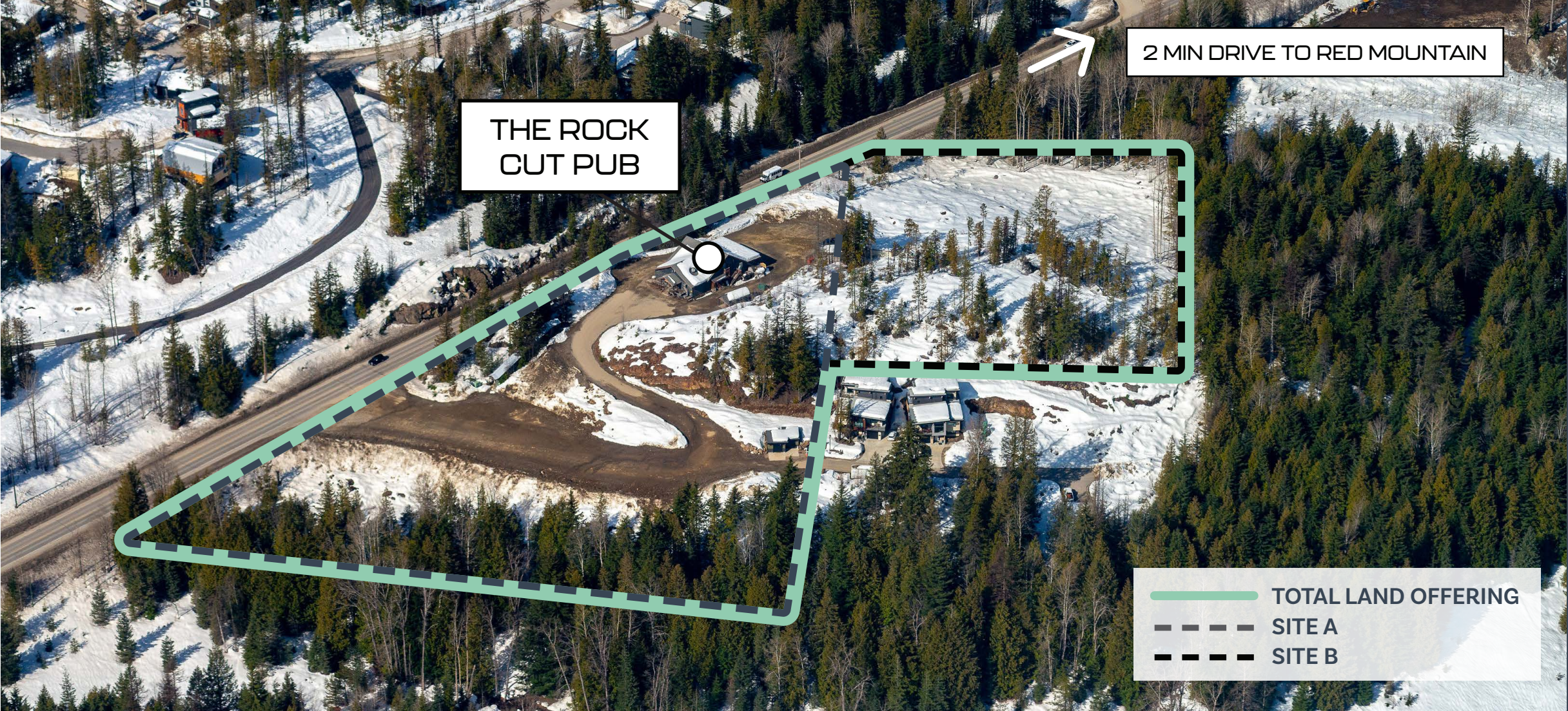
TRISTAN CHART, CFA  
Personal Real Estate Corporation

250.777.7493


tristan@tristanchartcommercial.com  
www.rlkcommercial.com

ROYAL LEPAGE KELOWNA  
RLK  
COMMERCIAL







## PROPERTY DETAILS

 **MUNICIPAL ADDRESS**  
3052 Nancy Greene Hwy,  
Rossland BC

 **NUMBER OF PARCELS**  
2

 **SITE AREA**  
Site A 3.81 acres  
Site B 2.72 acres  
**Total 6.53 acres**

 **PIDS**  
Site A 023-979-046  
Site B 023-979-038

 **ZONING ENTITLEMENTS\***  
Max. "Equivalent" Units .....35  
Max. Townhomes .....53  
Max. Apartment/Hotel  
Units (<50 sqm) .....106  
Commercial  
Short-Term Rental .....Allowed

 **ANNUAL HOLDING  
INCOME**  
+\$61,590

\* CD3-RFA zoning entitlements, in addition to C2 zoning. See Zoning bylaw for definition of Equivalent Units.

## EXECUTIVE SUMMARY

RLK Commercial is pleased to offer for sale a 100% freehold interest in 3052 Nancy Greene Highway (Highway 3B), located in Rossland, BC (the "Property" or "Site"), a premier development opportunity located between the iconic RED Mountain Resort (2 mins) and Downtown Rossland (5 mins).

Comprising a total of 6.53 acres across two parcels, the Site is efficiently positioned along Highway 3B, featuring an existing access point from Site A, with a legal secondary access point also benefiting Site B. Site A is currently improved with The Rock Cut Pub, generating attractive net holding income of +\$61,590 for the benefit of a developer. In addition to the existing commercial zoning on the ~0.72-acres of pub lands, the Site offers flexible residential zoning entitlements, including up to +53 townhomes or +106 apartment/hotel units (<50 sqm), and rare commercial short-term rental zoning. RED Mountain has recently repositioned itself with an ambitious expansion plan, both to expand the resort's recreation and amenity offerings, as well as significant residential development, with multiple new condominium projects demanding pricing in excess of +\$1,000 PSF for 1-bedroom units. RED Mountain is located in the West Kootenay region of the BC Interior, representing one of Canada's top four-season recreational tourism destinations, attracting visitors and investors from all over North America.

 **ZONING**  
APPROVED FOR RESIDENTIAL/COMMERCIAL

 **6.53 ACRES**  
TOTAL SITE AREA

 **53 UNITS**  
ZONED TOWNHOME DENSITY

 **SHORT-TERM RENTAL**  
ZONED FOR COMMERCIAL STR DENSITY



# INVESTMENT HIGHLIGHTS

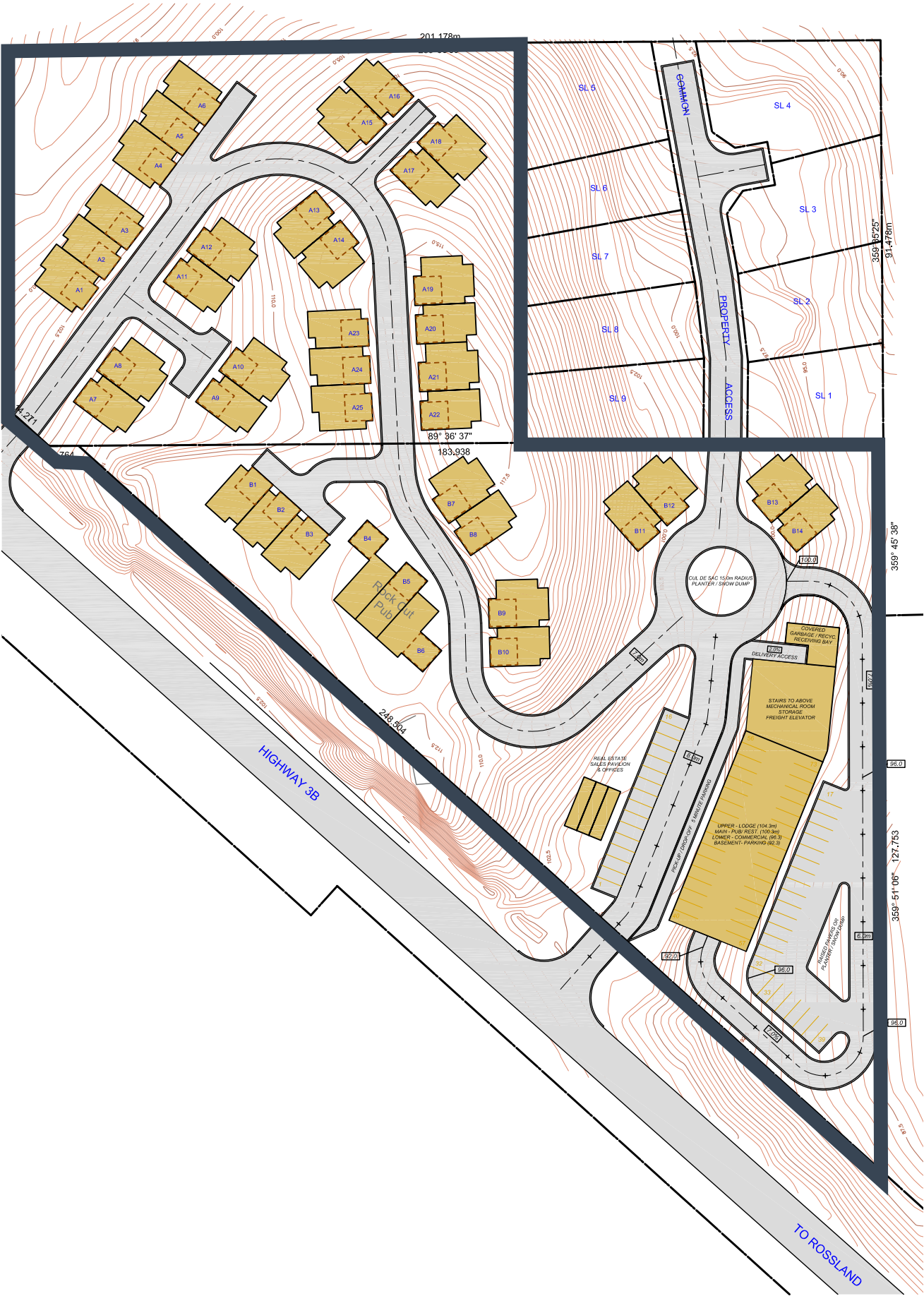
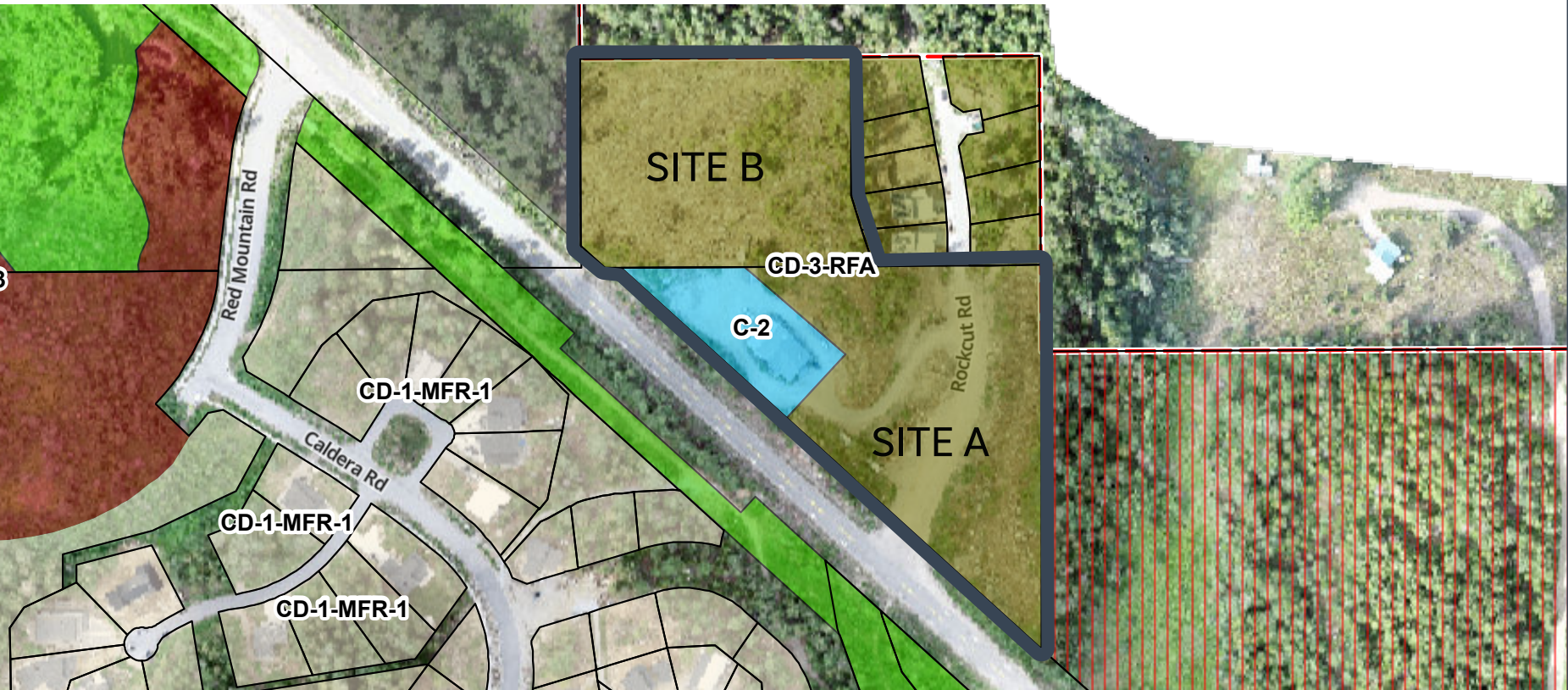
## Fully Zoned For Mixed-Use Development With Clear Path To Construction

Situated on 6.53 acres, 3052 Nancy Greene Highway is fully zoned for a multitude of potential uses and concept designs, including residential zoning up to 35 “equivalent” units (equal to +53 townhomes or +106 apartment units under 500 sqm), in addition to C-2 commercial zoning offering hotel, entertainment, recreation or neighbourhood oriented commercial uses. Concept plans contemplate relocating the C-2 zoning from the existing pub location to the lower portion of the Site through the addition of a hotel, restaurant and/or other commercial uses, as shown to the right, while focusing residential density on the upper portion. Alternatively, the commercially-zoned area may be rezoned for residential use with the potential for an additional +/-4 equivalent units (~6 townhomes or ~13 apartments under 500 sqm. – estimated based on land area density allocation of existing RFA zoning). The existing zoning entitlements eliminate density risks and significantly reduces timing to construction commencement for the benefit of a developer.

 **106 UNITS**  
ZONED APARTMENT DENSITY

 **C-2 ZONING**  
ENTERTAINMENT, RECREATION, COMMERCIAL

## ZONING MAP





# ATTRACTIVE HOLDING INCOME

Occupying the commercially-zoned portion of the Site (~0.72 acres) is the Rock Cut Pub, a long-standing après-ski destination frequented by local residents and RED Mountain visitors. The pub benefits from prominent highway signage exposure and efficient site access, and is strategically situated between Rossland and RED Mountain Resort, requiring regional visitors to the resort to pass by the Site. The pub is currently leased to a third party operator on a triple net lease until August 31, 2026, generating attractive net holding income of +\$61,590 for the benefit of a developer pending planning approvals and construction commencement.



**+\$61,590**  
ANNUAL NET HOLDING INCOME

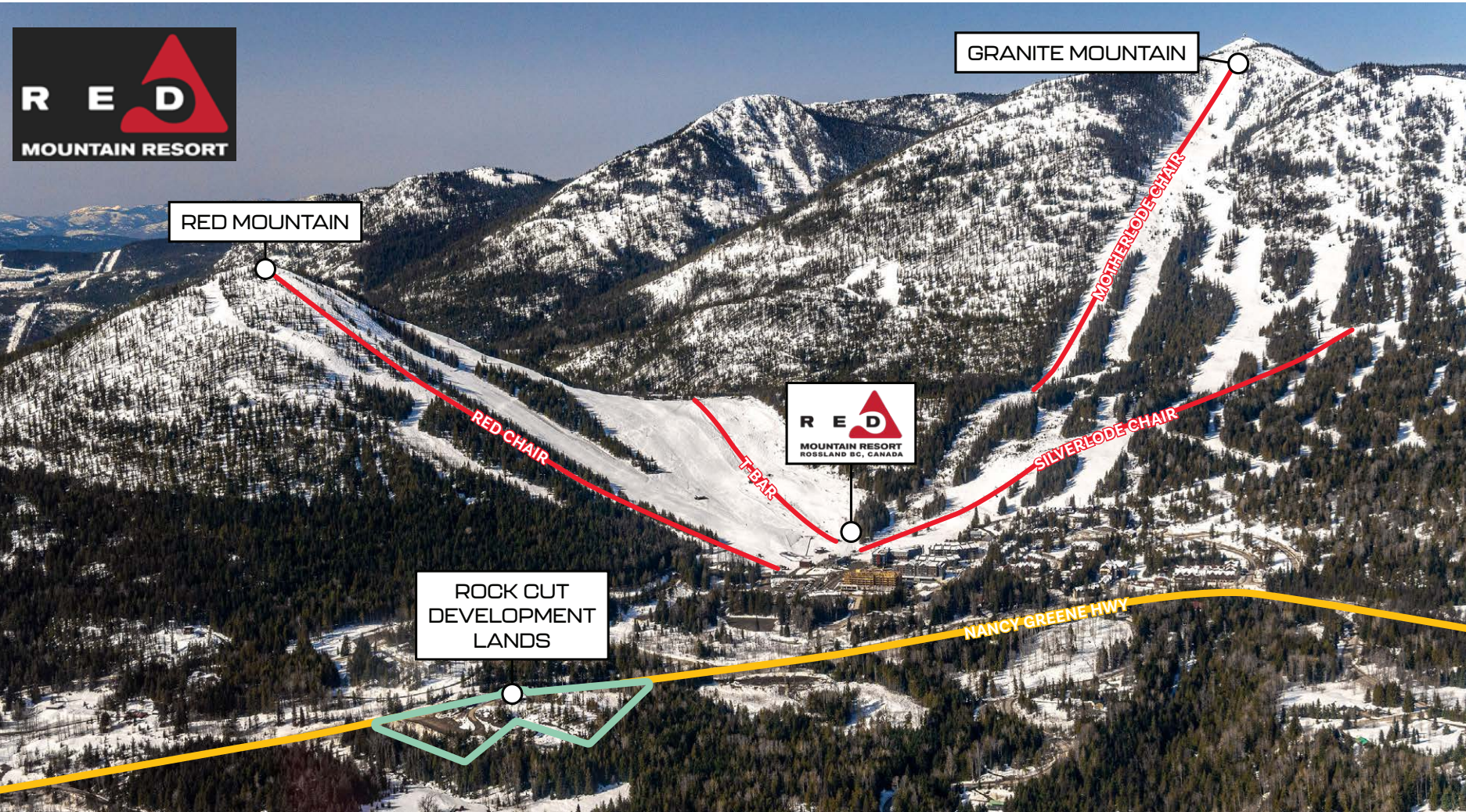


**AUG. 31, 2026**  
EXISTING COMMERCIAL LEASE EXPIRY









ADJACENT TO THE ICONIC **RED MOUNTAIN**



KEY STATISTICS

 <b>2919 FT</b> TOTAL VERTICAL DROP (FT)	 <b>5</b> DIFFERENT MOUNTAIN PEAKS
 <b>3850</b> TOTAL SKIABLE ACRES (TOP 10 IN NORTH AMERICA)	 <b>-4°C</b> AVG. WINTER TEMP
 <b>119</b> TOTAL MARKED RUNS	 <b>760 cm</b> AVG. SNOWFALL
 <b>8</b> TOTAL LIFTS	<b>RANKED #1 MOST ACRES PER SKIER IN NORTH AMERICA</b>

DINING AMENITIES



PARADISE LODGE

TACO ROJO  
FOOD TRUCK

KEEN COFFEE  
& WINE

THE JOSIE HOTEL

New Luxury Ski-In/Ski-Out Hotel  
at the base of RED Mountain



RED MOUNTAIN BIKE PARK

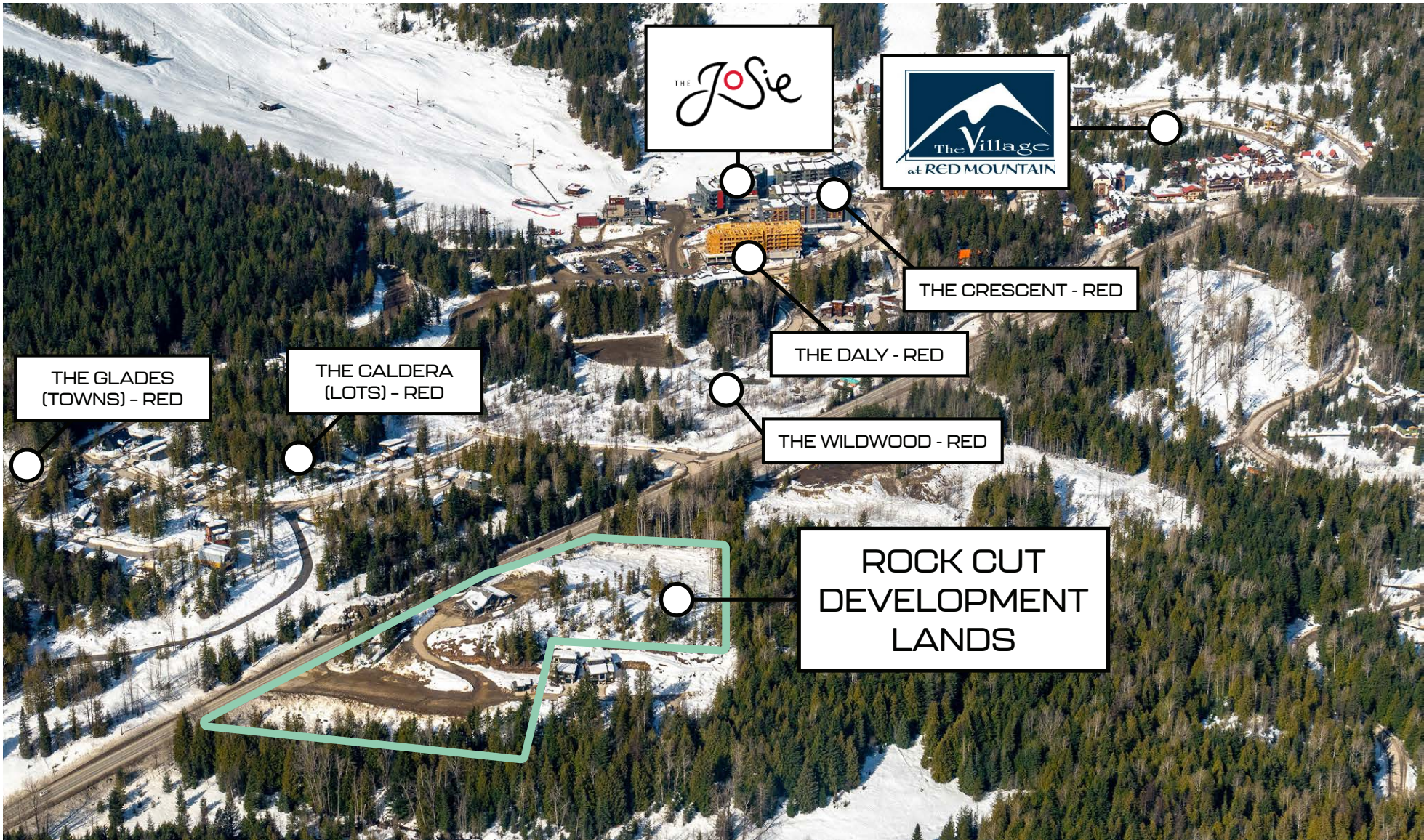
Canada's Newest Bike Park Opening Summer 2025





# UNPRECEDENTED CONDO SALES AND DEVELOPMENT ACTIVITY

Driven by favourable zoning allowing short-term rental and high-density construction, combined with the foundation of one of the top four-season recreation resorts in North America, the RED Mountain area has a long history of robust tourism-oriented residential development inventory, representing ~467 units completed as of 2023. The last several years has seen substantial development growth, including the 106-room Josie Hotel in 2019, The Constella Clubhouse and Cabins in 2020, and most recently the 2024 completion of The Crescent, a 120-unit condo that saw immense sales absorption and pricing success, with 1-bedroom units selling for +/- \$1,000 PSF, and current resale listings reaching +\$1,031 PSF. The resort's next condo phases include The Daly - a ~93-unit six-storey building that is now under construction and 100% presold, The Glades - an 84-unit townhome cluster, boasting presale pricing of +\$933 PSF for 3-BR townhomes, and The Wildwood, a 54-unit condo currently pre-selling.



**+\$1,043 PSF**  
PRE-SALE 1BR CONDO PRICING



**~67%**  
AMERICAN BUYER REPRESENTATION  
AT THE CRESCENT



**+177 UNITS**  
PRE-SALE & UNDER CONSTRUCTION  
AT RED

## RECENT CONDO ACTIVITY

PROJECT	UNIT SIZE (SF)	BR'S	YEAR BUILT	PRICE	\$ PSF	DATE
The Glades - RED	1420	3	Pre-con	\$1,325,000	<b>\$933</b>	PS Listing
The Glades - RED	1900	4	Pre-con	\$1,600,000	<b>\$842</b>	PS Listing
The Daly - RED	508	1	UC	\$529,900	<b>\$1,043</b>	SOLD OUT
The Daly - RED	718	2	UC	\$744,900	<b>\$1,037</b>	SOLD OUT
The Crescent - RED #319	497	Studio	2024	\$489,000	<b>\$984</b>	RS Listing
The Crescent - RED #315	455	Studio	2024	\$469,000	<b>\$1,031</b>	RS Listing
Avg.	545	-	-	<b>\$558,200</b>	<b>\$1,024</b>	-





# TRISTAN CHART, CFA

Personal Real Estate Corporation

250.777.7493

[tristan@tristanchartcommercial.com](mailto:tristan@tristanchartcommercial.com)

[www.rlkcommercial.com](http://www.rlkcommercial.com)



This document/email has been prepared by Royal LePage Kelowna Commercial for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Royal LePage Kelowna Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Royal LePage Kelowna Commercial and /or its licensor(s).