

# HISTORIC MIXED-USE INVESTMENT & OWNER-OCCUPIER OPPORTUNITY

## 446 BAKER STREET, NELSON, BC



**PROMINENT DOWNTOWN BAKER STREET RETAIL WITH  
COMMERCIAL SPACE AND TWO UPPER-FLOOR RESIDENTIAL SUITES**

27 FT. FRONTAGE • +2,550 SF FLOOR PLATES • BRICK & BEAM DESIGN

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ROYAL LEPAGE KELOWNA

**COMMERCIAL**

# THE OPPORTUNITY

RLK Commercial is pleased to present 446 Baker Street, a historic three-storey mixed-use building on Baker Street - widely regarded as one of the BC Interior’s most electric downtown atmospheres, combining big-city amenities, entertainment and dining options, with an authentic small-town charm. The building combines a prominent street-front retail tenancy (Maison), basement commercial space (Heavy Chevy Haircuts & Vintage Clothing), flexible second-floor office and studio space, and two third-floor residential suites.

The property offers flexible leases (all month-to-month), combined with significantly below market rents and multiple income sources, offering a diverse income stream and an exciting opportunity for an investor or owner-occupier to realize exciting upside through bringing rents to market. Two 2-bedroom upper floor residential units featuring 2018 construction, and an exposed brick and beam design with skylights and up to ~13’ ceilings further support the property’s stable income stream. The property is being offered on an ‘as is, where is’ basis.



THIRD FLOOR  
RESIDENTIAL  
Suite A | Suite B  
±2,145 SF



SECOND FLOOR  
COMMERCIAL  
Office | Studio | Shell Space  
±2,250 SF



MAIN FLOOR  
RETAIL  
Maison  
±3,000 SF



BASEMENT  
COMMERCIAL  
Retail | Storage  
±1,600 SF



446 BAKER STREET, NELSON, BC

# PROPERTY SUMMARY

| FEATURE                         | DETAILS                                                                                                                |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Address                         | 446 Baker Street, Nelson, BC V1L 4H8                                                                                   |
| Legal Description               | Lot 5 and Parcel A (see 94976) of Lot 4, Block 10, Plan NEP950, District Lot 95, Kootenay Land District                |
| PIDs                            | 013-638-629 and 013-638-653                                                                                            |
| Site area                       | 3,648 SF / 0.0837 acres                                                                                                |
| Zoning / OCP                    | C1 – Core Commercial / Mixed Use Core                                                                                  |
| Year built / renovated          | 1901 / 2018                                                                                                            |
| Building area                   | Approx. 10,800 SF gross / 8,995 SF net rentable: main ±3,000 SF, second ±2,250 SF, third ±2,145 SF, basement ±1,600 SF |
| Configuration                   | Main-floor retail; basement commercial + storage; second-floor commercial; two third-floor residential suites          |
| Parking                         | 1 with access from the laneway                                                                                         |
| Net Income In Place (Projected) | \$91,581 (\$145,416)                                                                                                   |
| Asking price                    | \$2,170,000 (\$241 PSF)                                                                                                |

# INVESTMENT HIGHLIGHTS



## INVESTMENT OR OWNER-OCCUPIER OPPORTUNITY

Flexible leases and both multiple residential and commercial unit types offer purchasers several options for either capitalizing existing income streams or occupying either residential or commercial space.



## PRIME BAKER STREET FRONTAGE

Coveted retail storefront along Nelson’s principal downtown retail corridor, with rear service access from Herridge Lane.



## DISTINCTIVE BRICK & BEAM ARCHITECTURE

Originally constructed circa 1901 as Lawrence’s Hardware Store, the building later became home to Sonja’s China Cabinet, which operated from 1976, with its distinctive Sonja’s signage remaining a prominent feature of the blue and white façade.



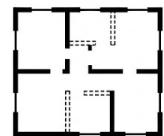
## DIVERSIFIED MIXED-USE TENANCY

Commercial rent from the main floor, basement and second floor, supplemented by two upper-floor residential suites.



## UPPER-FLOOR RESIDENTIAL IMPROVEMENTS

Two third-floor residential suites originally completed in 2018 feature up to 13’ ceilings with skylights and modern finishes.



## FLEXIBLE SECOND FLOOR

Second floor commercial space currently partially occupied as open concept office space, with the remainder representing brick and beam style “shell space”, offering efficient opportunities for new leasehold improvements.



## MULTIPLE MONTH-TO-MONTH COMMERCIAL TENANCIES

All three commercial tenancies are currently on month-to-month, offering broad flexibility for purchasers.

# BUILDING SPECIFICATIONS & CAPITAL IMPROVEMENTS

## BUILDING CHARACTER

Three-storey heritage brick façade with street-level storefront and upper-floor commercial and residential accommodation. Brick-and-beam framing, brick and stucco exterior, wood and vinyl windows, and mixed interior finishes.

## RECENT IMPROVEMENTS

- Large sections of main roof torch-on completed in 2018; entire roof cleaned in September 2025.
- Lower roof section adjoining Herridge Lane completed approximately 2010.
- Third-floor residential suites and associated mechanical systems completed in 2018.
- Second-floor ceiling fireguard work completed in 2018.
- Southwest fire exit from the third level to Herridge Lane completed in 2017.
- Second-floor entry vestibule added; Baker Street parapet repointed with waterproof sealant and flashing.

## MECHANICAL

Natural gas furnace on the main floor, third-floor residential heat pumps installed in 2018, electric baseboard heating on the second floor and basement. All units separately metered.

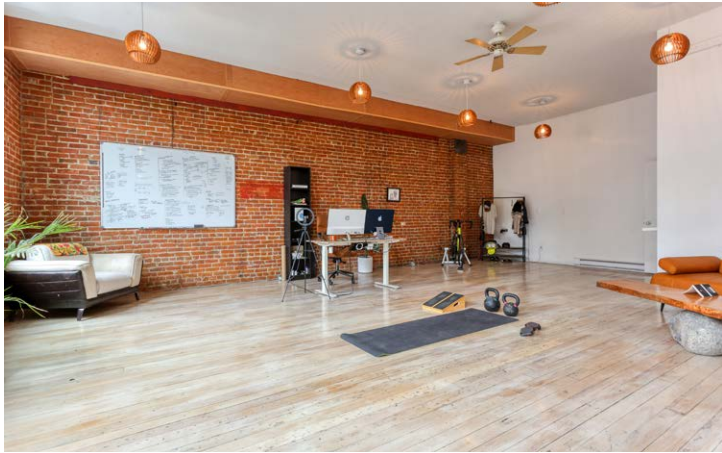
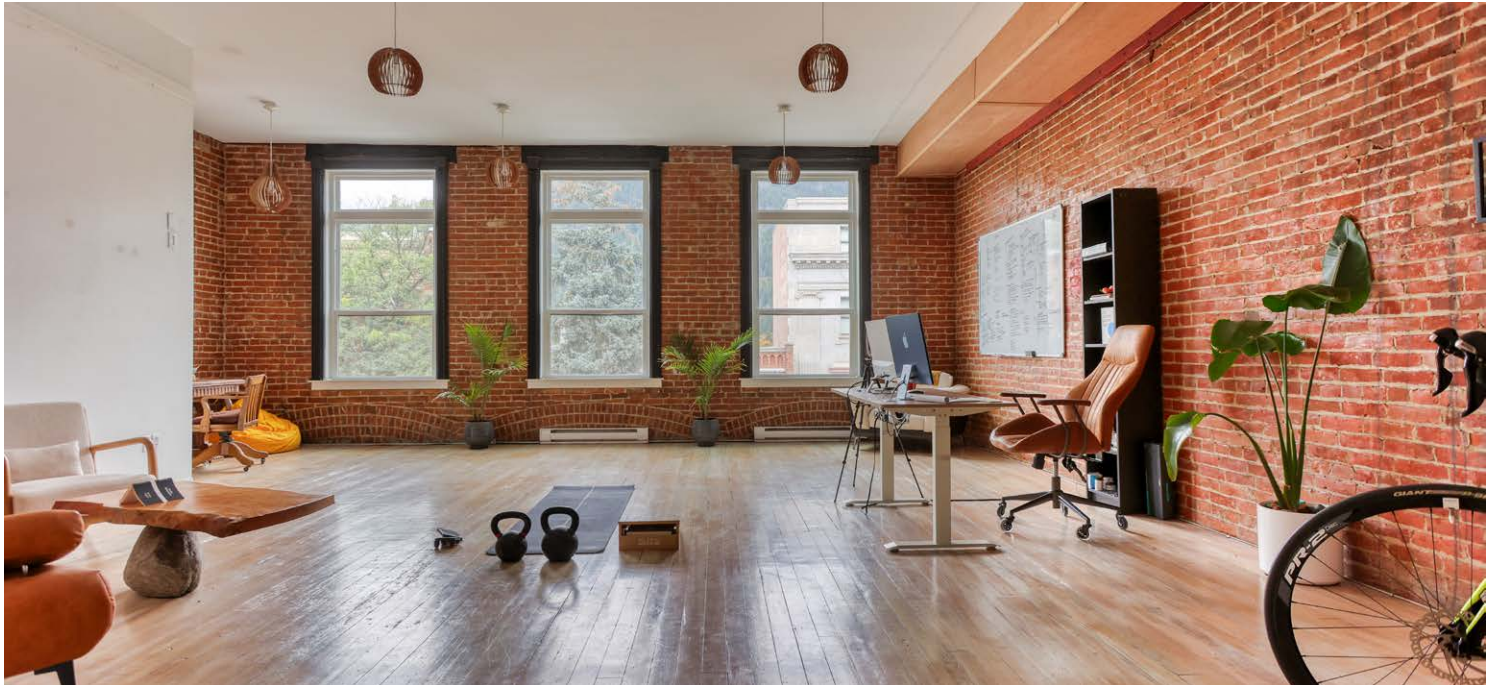


MAIN FLOOR RETAIL



# SECOND-FLOOR COMMERCIAL

The second floor offers commercial space suited to a range of uses. Inner Systems 88 occupies approximately 900 SF on a month-to-month basis within an estimated 2,250 SF floor plate (net rentable area).



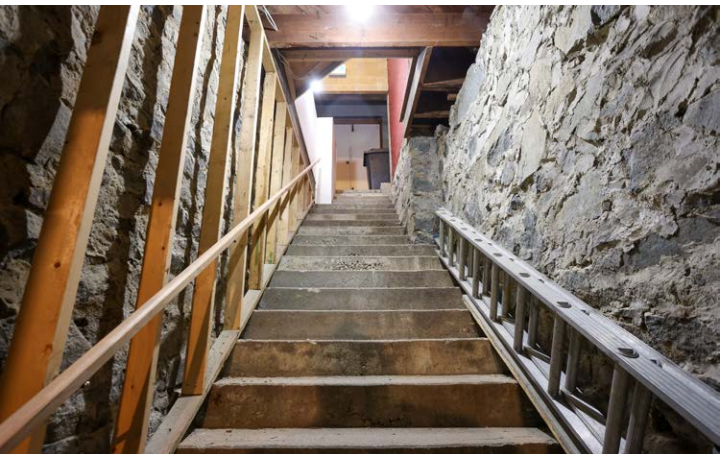
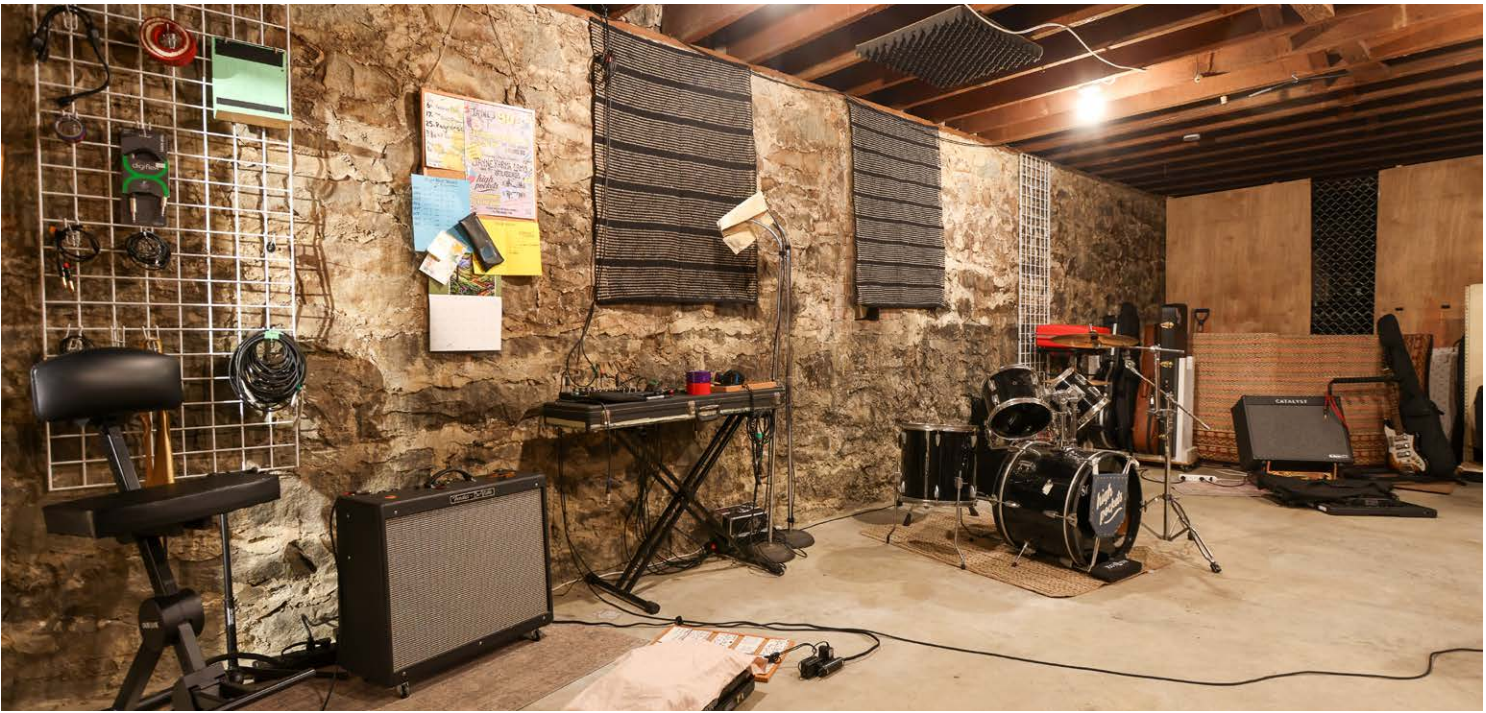
# THIRD-FLOOR RESIDENTIAL

Two third-floor residential suites offer functional two-bedroom layouts, each with one non-conforming bedroom. Suite A (north) comprises approximately 1,150 SF of usable area, while Suite B (south) offers approximately 995 SF.



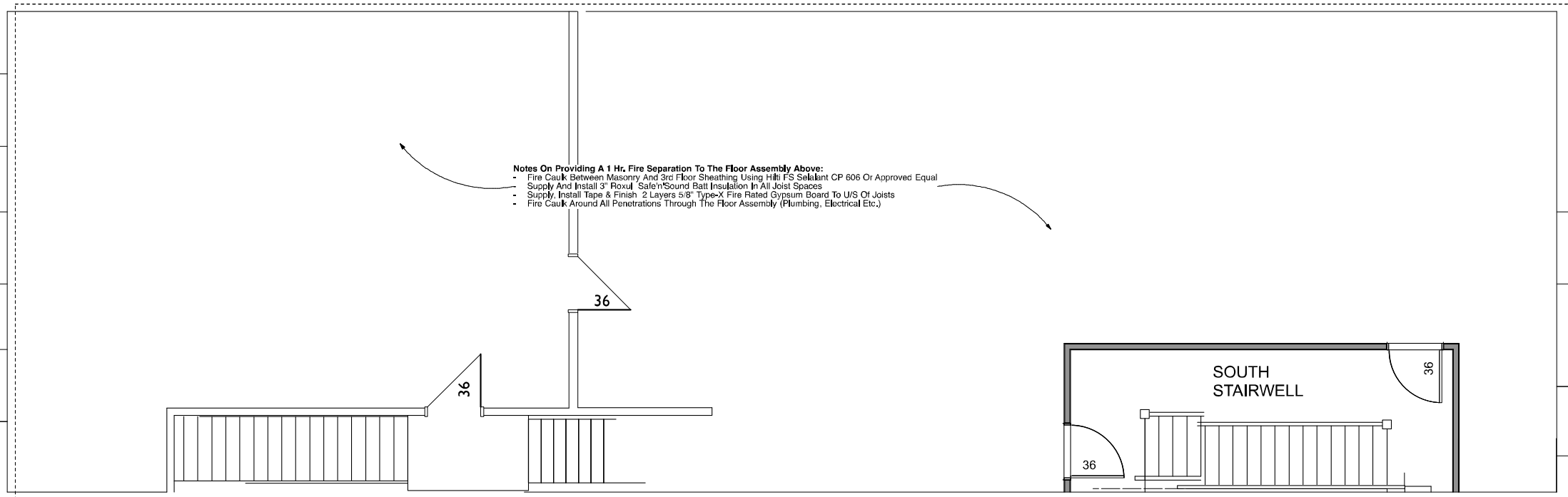
# BASEMENT COMMERCIAL

Approximately 1,600 SF is occupied by Heavy Chevy, while the remaining ~650 SF is currently used as common area and landlord storage.

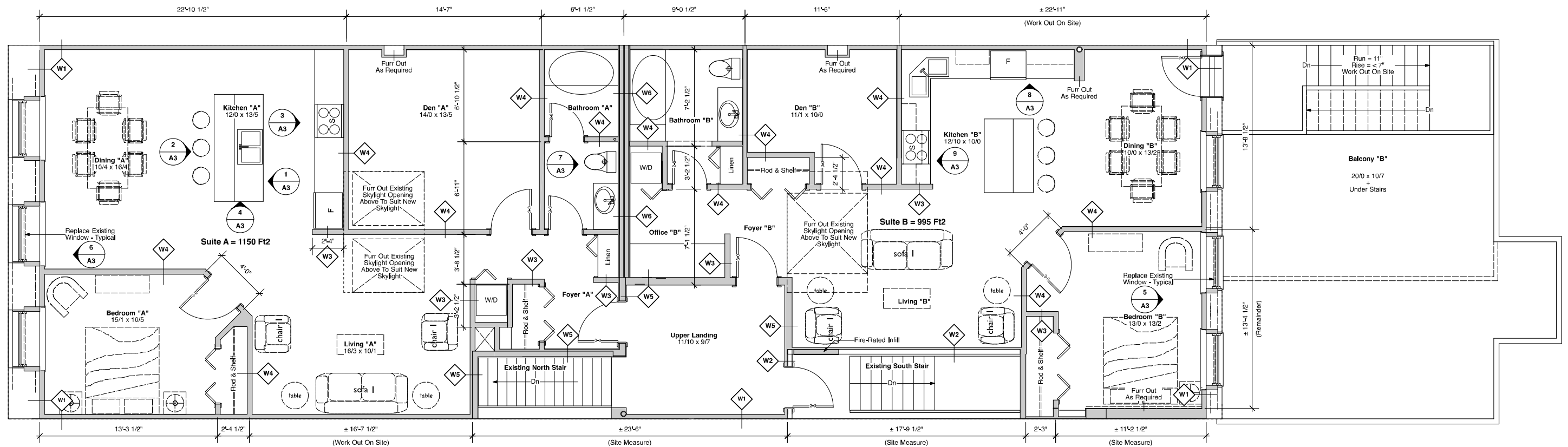


## FLOOR PLANS

## 2ND FLOOR



### 3RD FLOOR





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# DOWNTOWN NELSON & BAKER STREET OVERVIEW

446 Baker Street is prominently situated in the heart of Nelson’s historic downtown, occupying a prime location on the 400 block of Baker Street, the city’s premier commercial and entertainment corridor. Renowned for its beautifully preserved heritage architecture, vibrant streetscape, and exceptional concentration of independent businesses, Baker Street is one of British Columbia’s most distinctive downtown shopping and dining destinations.

The property is surrounded by an impressive selection of restaurants, cafés, craft breweries, cocktail bars, boutique retailers, and entertainment venues, all within a few blocks. Downtown Nelson is equally well established as the region’s professional and financial services hub, with a strong concentration of law firms, accounting practices, financial institutions, real estate brokerages, and other professional offices. This diverse mix of businesses generates consistent pedestrian activity throughout the day and into the evening, supporting an active, year-round downtown environment.

Positioned within walking distance of City Hall, the Capitol Theatre, the historic Hume Hotel, and the Columbia River waterfront, the property offers exceptional convenience for commercial tenants, customers, and downtown residents alike. Its prominent Baker Street storefront, combined with rear access from Herridge Lane, provides an attractive opportunity to own commercial and residential space in the centre of Nelson’s highly sought-after historic downtown.



## FEATURED DOWNTOWN AMENITIES

### RESTAURANTS / CAFES



### HOSPITALITY



### RETAIL



### RECREATION / ENTERTAINMENT





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