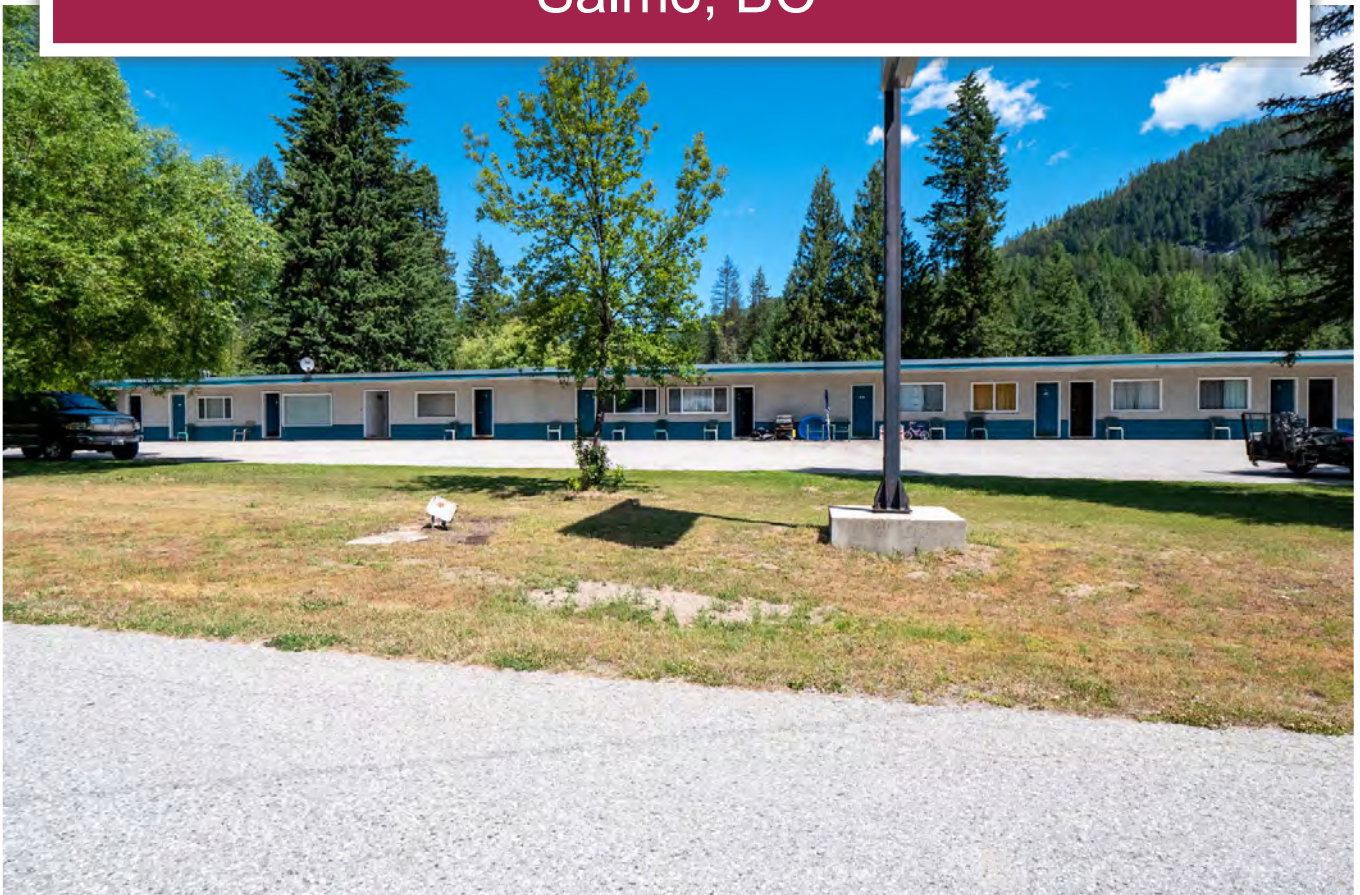




Motel and RV Park
Salmo, BC



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Salmo, BC

PROPERTY DETAILS

Listing Number:	24168
Price:	\$695,000
Taxes (2024):	\$3,865
Size:	3.12 acres ~ 3 titles
Zoning:	None.

DESCRIPTION

This operation fronts onto Highway 3, just minutes from Salmo and boundless recreation opportunity. The property is adjacent to Erie Creek and a short stroll to Erie Lake.

Great potential exists for this motel and RV Park. There is demand for long-term stays both for the Motel and RV Park which in turn cuts down on management resources. There are 11 motel units, five include kitchen/suite units, with full-sized stoves, fridges, and sinks. Six are queen and double rooms. All rooms are provided with coffee/tea makers, microwaves, and satellite TV.

The RV Park has 18 serviced sites (including pull-through), and 6 un-serviced. Washroom facilities include full-service flush toilets and showers. An outdoor BBQ and picnic area with grassy areas provide opportunities to relax with family and friends.

A single-wide mobile, two bedrooms with an attached office would serve well for an onsite manager or owner-operator.

The well has an excellent water supply for drinking and irrigation. Monthly testing has been performed to ensure the quality and quantity of flow.

A gas station across the highway provides convenience items and an easy refueling opportunity.

LOCATION

#307 2nd Relief Road - Salmo, BC

DIRECTIONS

From Salmo at the junction of Highways 3 and 6, head west on Highway 3. In 3.5 km turn right onto 2nd Relief Road.

AREA DATA

The Village of Salmo nestles in the beautiful Selkirk Mountains within the southern Kootenay area just west of the property. At the junction of the Crowsnest Highway 3 and Highway 6, Salmo is about a 30-minute drive to Castlegar, Nelson, and Trail and 45 minutes to Creston. The Kootenay Pass (Highway 3), east of Salmo, at 5,823 feet, is the highest elevation of any major highway in Canada.

Salmo provides a bounty of recreation opportunities, both in town and in surrounding areas. The Village offers a full variety of retail opportunities with eclectic boutique shops, grocery outlets, and a banking institution. A museum, library, and fitness center also provide additional services. The 2024 Annual Shambhala Music Festival, as always, promises some spectacular performances and

a lineup of artists that span across genres and musical landscapes—from electronic dance music to live bands, and hip-hop to soulful melodies.

Mining was undeniably the primary industry within the community. As local mines began to dwindle, miners turned to forestry for a living. With the growth in the neighboring communities of Nelson and Trail, demand for lumber grew. Today, Salmo remains a community of primarily forestry workers. Tourism within this quaint and beautiful community is also a solid economic driver.

The Salmo Valley is fertile and sunny, ideal for growing a wide range of high-quality vegetables and fruit. A thriving farmer's market supports the 'Farm to Table' philosophy and brings the community together.

With an elevation of 560 metres, the average temperature during the winter month of January is a mild -2°C . During July, temperatures usually top out at 27°C , with a comfortable average of 19°C . One can expect around 640 mm of rainfall and 130 cm of snow.

RECREATION

Salmo is a natural haven for a wide variety of wildlife and provides an ideal setting for outdoor enthusiasts.

Golfing

A beautiful 9-hole public golf course borders the meandering Salmo River and is well known for its affordable green fees, friendly atmosphere, and flat-open fairways. The Golf Club is also home to the popular 'Bunkers Grill' serving breakfast, lunch, and dinner. Several beautiful courses are just a half-hour away in the Nelson/Castlegar area, and Champion Lakes Golf is 20 minutes away.

Fishing and Hunting

Nearby Erie Lake and surrounding rivers and creeks are abundant with fish and aquatic life. Whether



fishing for bass or trout, ice fishing in the winter, or simply paddling a canoe, this lake is ideal for recreation and relaxation. This natural setting is an ecosystem, providing local fish, waterfowl, bears, moose and deer, and turtles with an abundance of food and shelter.

Hiking

Some more notable hiking trails include the DeLaurentis Bluffs Lookout, a scenic network of trails and viewpoints overlooking the valley. Sheep Creek Forest Service Road provides Curtis, Panther, and Waldie Lakes trail access. These hikes offer majestic views of sub-alpine meadows, forests, and lakes at the trail's end—perfect for a cooling dip or throwing in a fishing line.

Great Northern Rail Trail

Salmo is part of the Great Northern Rail Trail. The trail covers approximately 48 km between Salmo and Nelson. A portion of the TransCanada Trail system, the Great Northern Rail Trail is a multi-use recreation trail suitable for hiking, mountain biking, horseback riding, and cross-country skiing.

Skiing and Mountain Biking

Family-friendly Salmo Ski Hill has a T-bar, and rope tow and is also home to a BMX park and hiking trails through magnificent scenery. If looking for more terrain and adrenaline-pumping ski and mountain bike runs, Red Mountain at Rossland is ranked #1 for the most acres per skier in North America, a mere 50-minute drive away.

Cross-Country Skiing

The Great Trail Network doubles as a cross-country ski and snowshoe trail along these elaborate and diverse trails. Castlegar operates the largest cross-country trail network in the region, sometimes referred to as 'Paulson Summit' or 'Nancy Greene.' Castlegar Nordic opens to picturesque views of the Monashee Mountains. Rossland's Blackjack Ski Club is considered one of Western Canada's premier cross-country ski facilities due to its excellent grooming, variety of trails, and abundant, reliable snowfall.

Snowmobiling

Regional areas along the Salmo Creston Pass are accessible for epic snowmobiling and backcountry skiing, including Char and Bayonne Creeks and North Star Mountain. Salmo is an ideal snowmobile location when the Selkirk Mountains transform into world-class terrain for the winter season. Elevations run from 2,000 feet up to 7,000 feet. Around mid-April, you can snowmobile one day and golf the next.

HISTORY

Originally named Salmon Siding on the Nelson & Fort Sheppard Railway, Salmo began its existence as a railway siding before growing into a small mining town during the gold rush of 1896. The small communities of Ymir and Erie sprang up to the north and west, and Salmo soon became a center for supplies and entertainment, full of rowdy celebrations on a Friday night after local gold strikes.

MAP REFERENCE

49°11'34.03"N and 117°19'52.01"W

SERVICES

- Power
- Electric Baseboard Heating
- Well (tested monthly)
- Septic Field

LEGAL

Lot 1 DL 1237 Kootenay District Plan 3024

PID 008-550-638

Lot 2 DL 1237 Kootenay District Plan 3024

PID 008-550-671

Lot 3 DL 1237 Kootenay District Plan 3024

PID 009-984-089

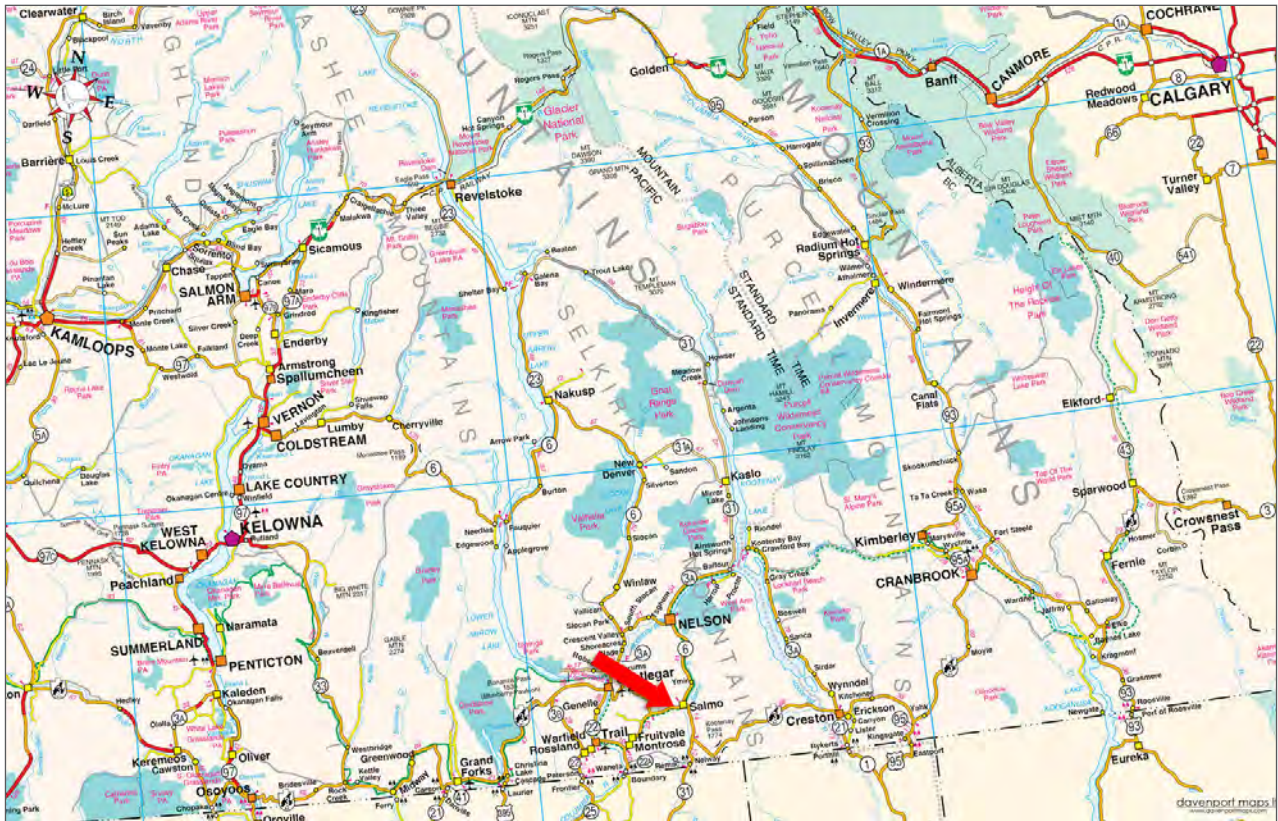


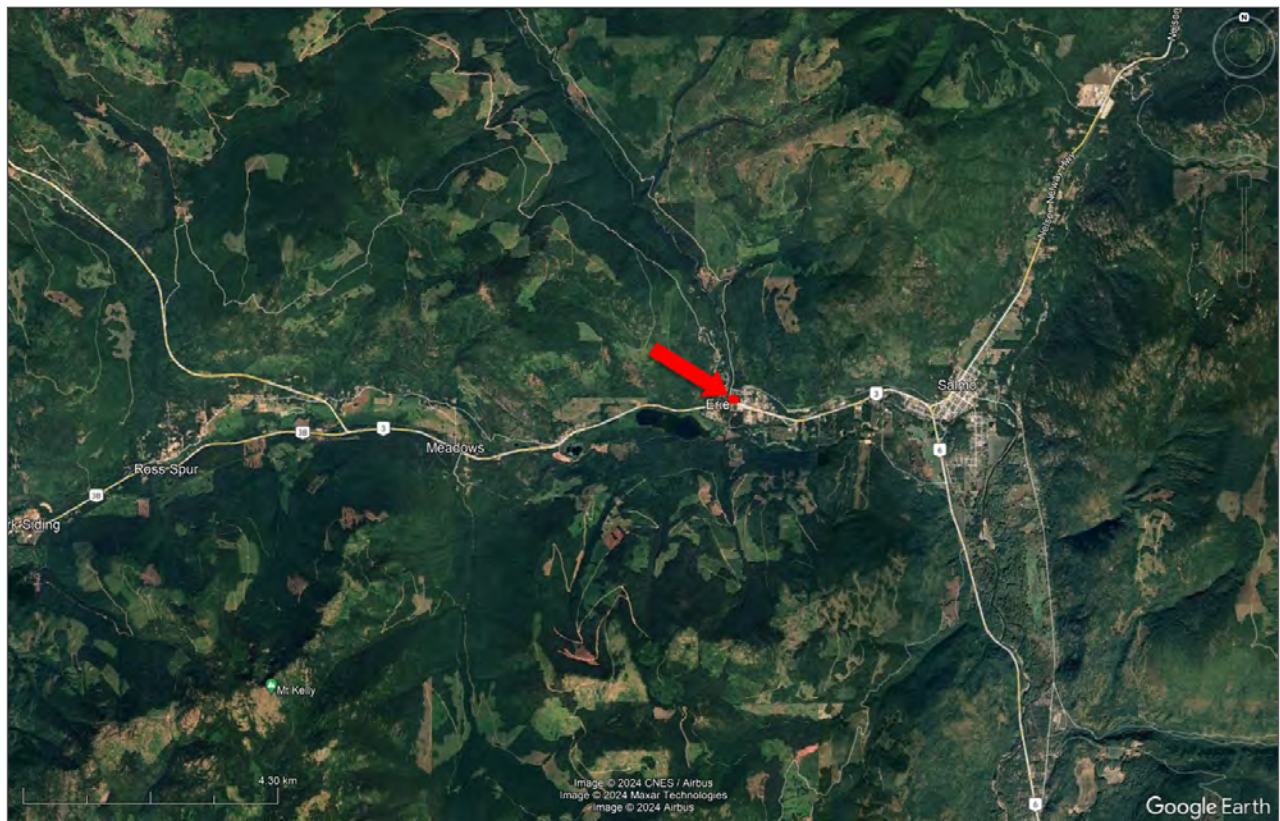
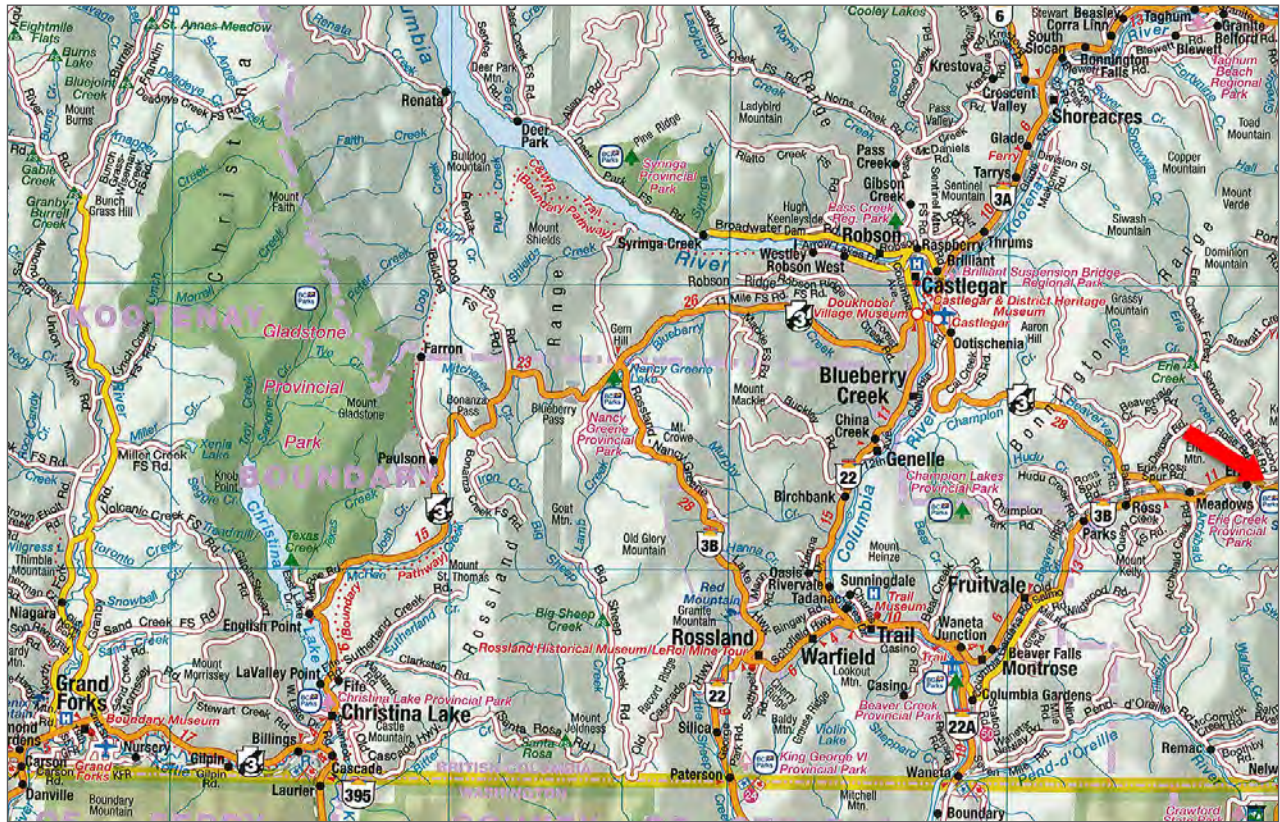




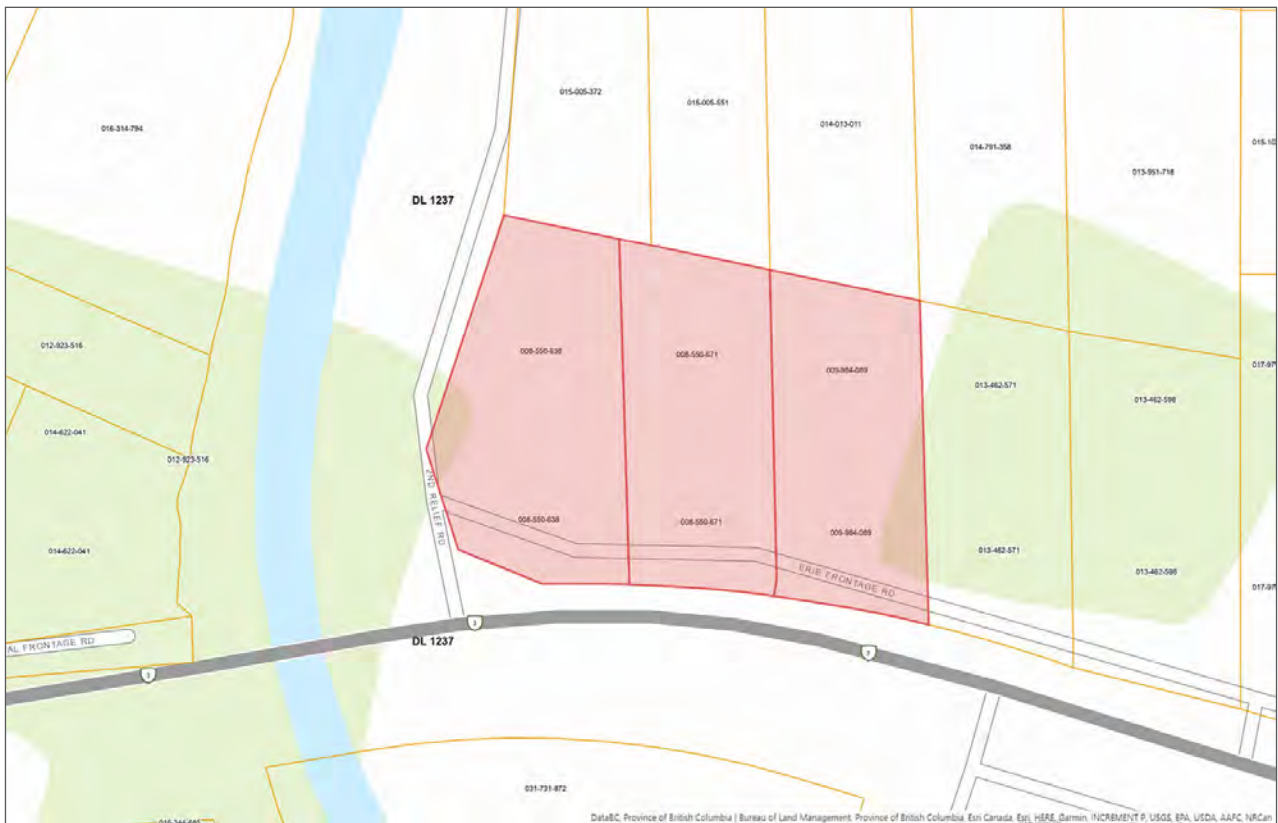
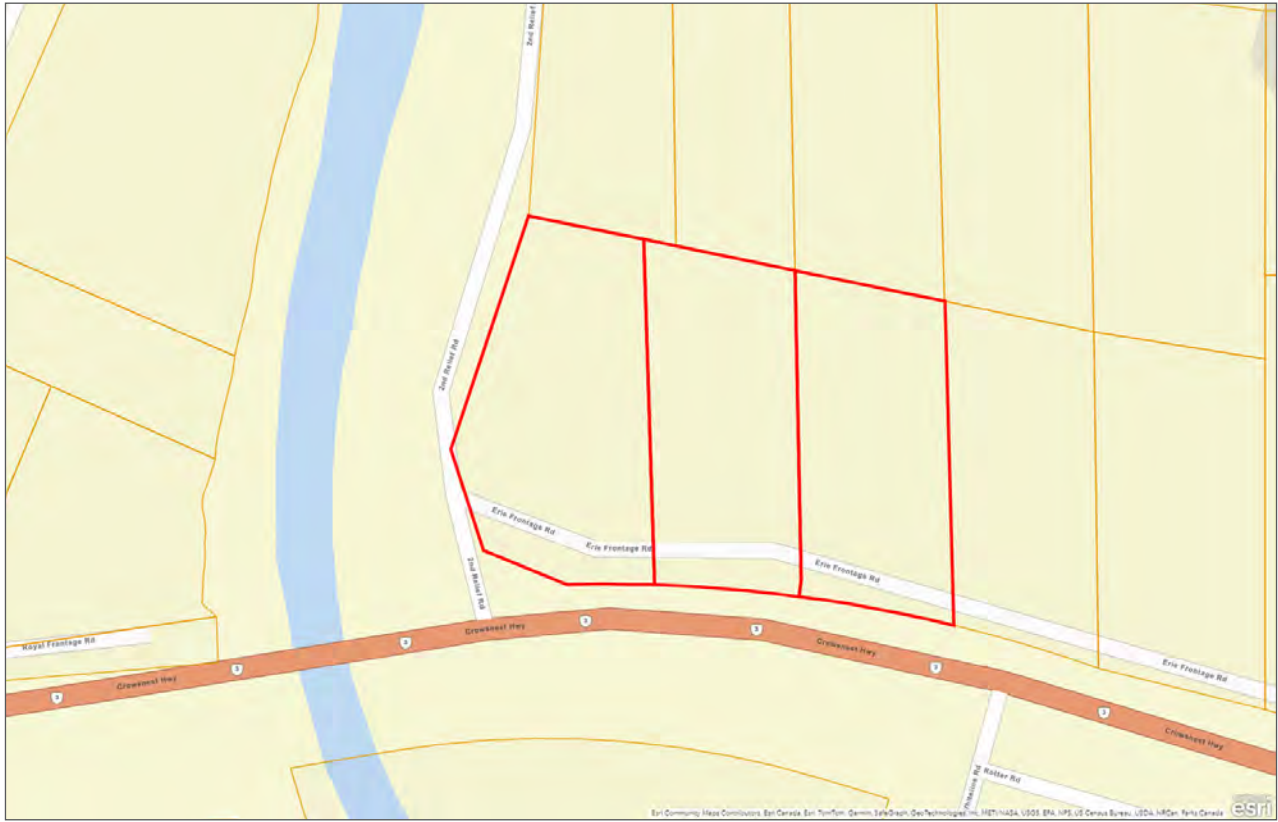














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