

# \$8,000,000 - 3052 3b Highway, Rossland

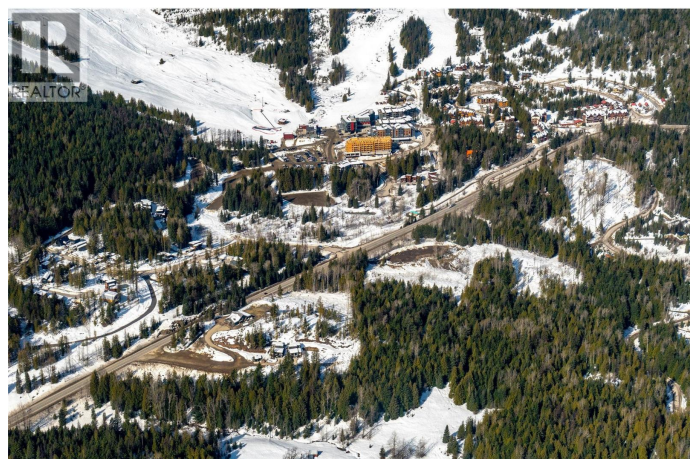
MLS® #10359229

**\$8,000,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 6.53 Acres

Rossland, Rossland, British Columbia

Available for sale is the "Rock Cut Development Lands" - a 100% freehold interest in 3052 Nancy Greene Highway (Highway 3B), located in Rossland, BC, 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 (see brochure), 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. Prospective purchasers should download the



brochure at the link below for more information. (id:6289)

**Essential Information**

|           |             |
|-----------|-------------|
| Listing # | 10359229    |
| Price     | \$8,000,000 |
| Bathrooms | 0.00        |
| Acres     | 6.53        |
| Type      | Vacant Land |
| Sub-Type  | Freehold    |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3052 3b Highway  |
| Subdivision | Rossland         |
| City        | Rossland         |
| Province    | British Columbia |
| Postal Code | V0G1Y0           |

**Amenities**

|           |              |
|-----------|--------------|
| Utilities | Sewer, Water |
|-----------|--------------|

**Additional Information**

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Royal LePage Kelowna |
|----------------|----------------------|



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Listing information last updated on October 21st, 2025 at 11:46pm PDT