



**For Sale**  
*by Court Order*

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*Exclusive Agents*

# The Lodge at Coldstream Meadows

9104 Mackie Drive  
Coldstream, British Columbia

*57-unit retirement residence*

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## Property Details

Address	9104 Mackie Drive, Coldstream, BC
Property Type	Independent Living & Assisted Living
Number of Licensed Beds	57
Health Authority	Interior Health
Residential Support	24-hour per day emergency response Residents have access to additional care on a fee for service basis
Site Area	.78 acre
Net Residential Area	20,529 sq ft
Zoning	RDC2; Residential Comprehensive Development Zone Two, Bylaw no 1382, 2002, "Area 3"
Parking	Shared surface parking
Average Occupancy	July 2018 rent roll confirms 75% occupancy

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## Opportunity

To acquire a 57-unit retirement residence located in the suburban community of Vernon; Coldstream BC. The property is self-managed and is located in the heart of BC's Okanagan Valley having one of the highest rates of 75+ seniors populations in the province (15% of the local population). The property offers Independent Living and Assisted Living with 24 hour staff.

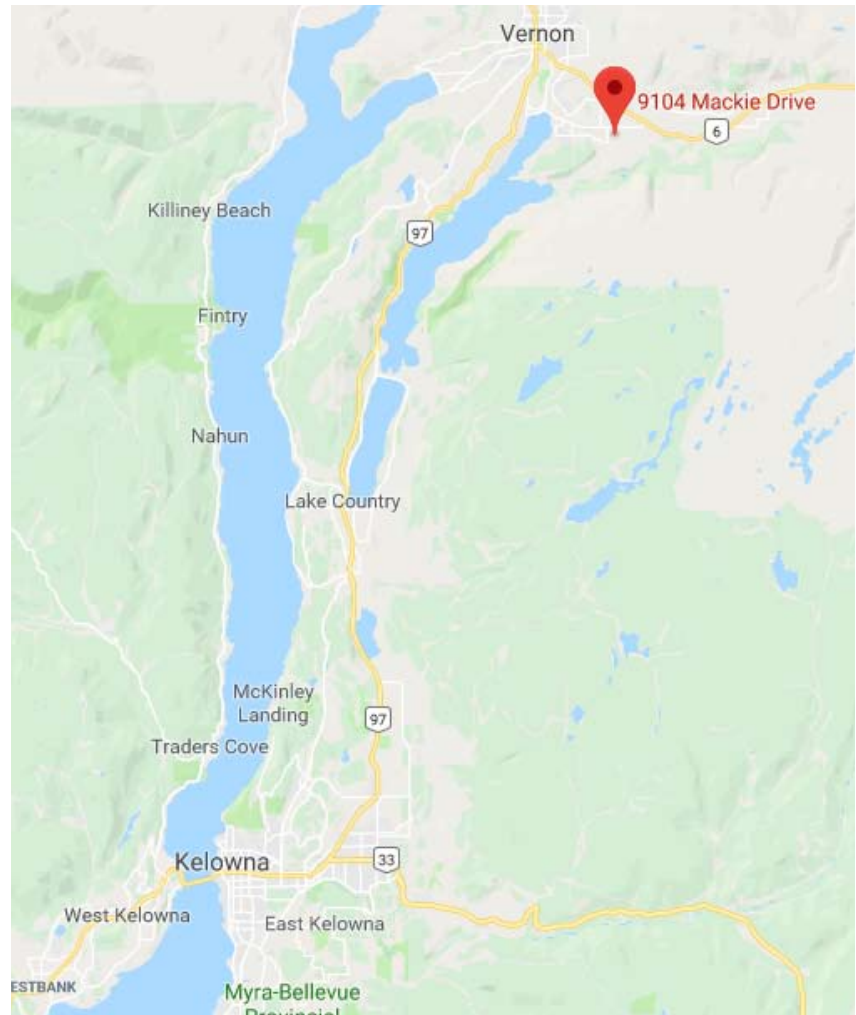
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## Location

The District of Coldstream is a few minutes southeast of downtown Vernon, which is 30 minutes north of Kelowna, the commercial hub of the Okanagan Valley.

The residence offers I/L and A/L services. A bus shuttle provides regular transportation service to Vernon's shops and services. As an integral part of the 23 acre Coldstream Meadows residential retirement development, featuring recently developed (and fully occupied) apartments, bungalows and townhouses, the Lodge is a service provider of (as requested) food services and activities to neighboring strata unit owners and rental tenants.

The 2016 population for the District of Coldstream was 10,000 and City of Vernon was 41,000.



## Suites

Suite Type	#	Size Range	Average Size	Average Rent
Studio	36	196 - 458 sq ft	292 sq ft	\$1,806
One-Bedroom	17	308 - 900 sq ft	462 sq ft	\$2,358
SA ("Senior's Apartment") One Bedroom*	4	485 - 561 sq ft	542 sq ft	\$771

\*Note: these units have full kitchens, therefore, no meals are included in this rental package.

## Non-Care Services Offered

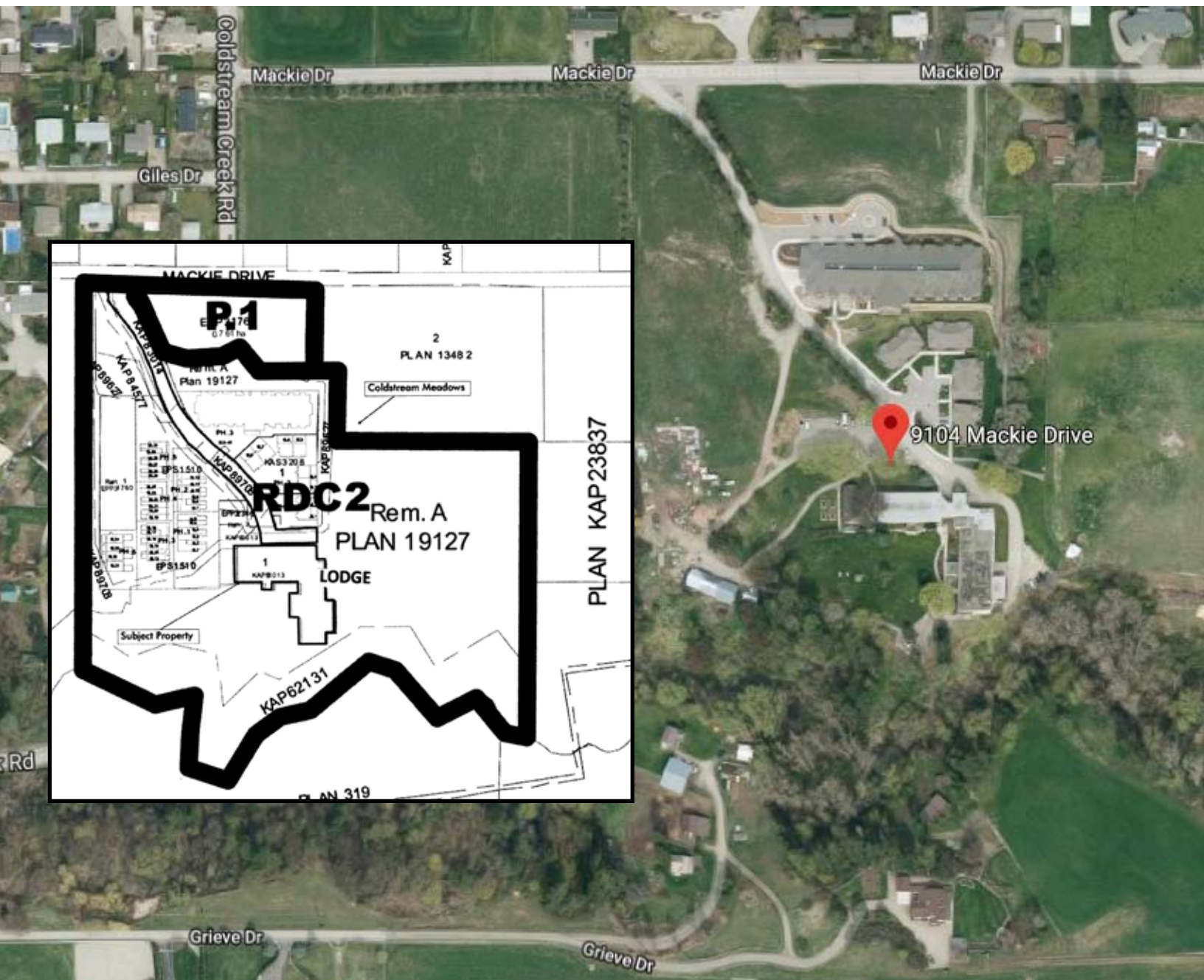
- On-site management
- Weekly housekeeping including vacuuming, dusting, cleaning of bathroom, kitchenette and floors
- Weekly laundering of bed linens
- Scheduled transportation
- Recreation & leisure services programs

## Meal Services

Breakfast, lunch and dinner in dining room daily.

## Legal Description

PID: 026-962-217, Lot 1, Plan KAP 83013, DL 57, Land District 41



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## Due Diligence Information

This is a court ordered sale. Due diligence information is limited to what will be provided by the current owner.

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## Listing Price

\$3,150,000

*All offers subject to Court approval*

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## Website

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

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## Contact

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*Above: Building entrance*

*Below: Rear of building*

