



Mackie Drive Coldstream British Columbia

Mun of Coldstream

\$6,500,000



'Senior Living' development property opportunity! This rare offering includes 3 Titles, within the existing (approx. 22 acre) parent property know as Coldstream Meadows. Approx. 8.1 acres of the Land is vacant land, the rest is access & amenities. The zoning is RCD2 - in the desirable North Okanagan, Municipality of Coldstream, & is a site specific zoning that was created to accommodate a Senior's Campus of Care concept w/ Independent Living, Assisted Living, & future Complex Care facilities. This land is unique, mostly flat, & in a beautiful Rural setting, yet only minutes away from urban development. It is located in the ALR, (Agricultural Land Reserve) but due to its long history of institutional use, that pre-dates the ALR, it has received approval, in 2021 (ALC Resolution #371/2021) for a non-farm use, to build up to 463 residential units for seniors care and seniors housing. There are currently 75 (privately owned) residential 55+ strata units, that were built between 2009 and now (these are not for sale), but the vacant land, & other amenities portions, are being sold by Court Ordered Sale. With zoning approval from Coldstream, a future expansion of up to 388 more residential seniors housing & senior care units, is possible, to bring the total residential units, as approved by the ALC decision, up to a maximum of 463 units. There is currently a great need for qual...



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