



## 9108 Mackie Drive 37-42 Coldstream British Columbia

\$1,800,000

Investor Alert! Rare opportunity in The Terraces, a fully tenanted 6-plex in the highly desirable 55+ community of Coldstream Meadows. This quality-built, income-generating property features six beautifully maintained units: one 530 square foot studio, one 901 square foot 2-bedroom unit, and four 720 square foot 1-bedroom units—all currently rented, generating a total of \$10,920/month in rental income. These units all have their own titles, and can be resold separately. NO RENTAL SPLIT. Almost guaranteed 100% occupancy. Each unit offers its own private entrance, carport, and in-suite laundry, and showcases high-end finishes including Hardie-plank siding, 9-foot ceilings, non-slip cushion vinyl flooring, in floor radiant heat, split duct cooling, and timeless craftsman-style architecture. 5 of the 6 units has a patio area off the back bedroom with a storage room. Located in a tranquil, park-like setting with walking trails, green spaces, and frequent wildlife sightings, Coldstream Meadows is known for its vibrant and supportive retirement lifestyle. Residents that opt-in may enjoy access to exceptional on-site amenities including a hair salon, spa, fitness center, and 24/7 staff support, with optional meal services available. Whether you're looking to expand your real estate portfolio or secure a low-maintenance investment in a premium location, this fully rented multi-unit property offers both immediate income and long-term potential. (id:6769)

Listing Presented By:



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