



# FOR SALE



## NELSON, BC FORMERLY WILLOWHAVEN PRIVATE HOSPITAL

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# FOR SALE

**NAME:** Formerly Willowhaven Private Hospital

**ADDRESS:** 2677 Greenwood Road  
Nelson, BC

**LEGAL DESCRIPTION:** Block 41, District Lot 787, Plan 1329, Reference Plan 72261 and Reference Plan 43898D, Except Plan 14819

**LOT SIZE:** 6.79 acres

**PROPERTY DESCRIPTION:**

- Built in 1953 as a farmhouse with numerous additions over the years
- Originally an 85 bed licensed care facility
- 42 rooms
- Commercial kitchen with walk-in coolers, freezers and dry storage
- Dining Lounge
- Activity Room
- Hair Salon
- Building is situated on the south portion of the site

**PROPERTY TAXES (2004):** \$11,905.95

**FINANCING:** Treat as Clear Title

**ASKING PRICE:** \$2,325,000

## NELSON QUICK FACTS

- Located 412 miles from Vancouver, 390 miles from Calgary and is 334 miles from the US Border.
- The City is surrounded by the Selkirk Mountains, is set on the shores of Kootenay Lake in a region called the West Kootenay.
- Nelson has a population of 9,700 and a trade area of 50,000 people.
- Junction of Provincial Highway 3A and Highway 6.
- Traditional economy has primarily been forestry and mining.
- Now Nelson is dubbed “The Best Small Art Town in Canada”
- The City is home to numerous colleges and schools such as:
  - 1) Selkirk College
  - 2) Academy of Classical Oriental Sciences (Traditional Chinese Medicine)
  - 3) Kutenai Art Therapy Institute
  - 4) Kootenay School of Arts
  - 5) Nelson Waldorf School
  - 6) St. Joseph’s Catholic School
  - 7) Distance Education School of the Kootenays

## **THE IMPROVEMENTS**

### **Design and Plan**

The property in question is an operating private hospital which is licensed for a total of 84 intermediate care and extended care beds with one respite bed, for a total of 85 beds.

The facility has been constructed and expanded in a series of stages over the years until its present configuration. The original element was a single family home converted to intermediate care use and situated near what is now the southeast corner of the complex. Subsequent additions included the west wing, the southwest wing, the kitchen addition and the northwest wing. The most recent addition has been the eight private beds situated at the northeast end of the complex and the dining room and lounge addition situated between the original converted house and the southwest wing near the front (south side) of the property. These additions together with a significant mechanical and electrical upgrade to the facility were completed in 1990.

The building is a single level structure with the exception of the basement areas situated beneath the original single family home component of the project at the southeast corner of the building and the smaller basement area beneath the south end of the southwest wing.

The basement area at the southeast corner of the building contains a laundry room, mechanical room, various storage and staff rooms and a large open storage area. A crawl space area is located north of the full basement area. This basement area is estimated to comprise approximately 3,569 square feet of which approximately 60% is finished to a standard suitable for service and utility functions. The balance of this space is unfinished. The basement area beneath the southwest wing is rectangular in space, measuring 38 feet x 58 feet, with a total area of 2,204 square feet. This basement area is well finished and includes carpeted offices, staff room, storage area, various administrative offices, a mechanical room and the boardroom.

This basement area has its own access directly to the exterior of the building at the south end as well as stairway access to the ground floor from the east side of the basement.

The main entry is via a stairway into the southwest wing opposite the new dining lounge. This entry leads to a through corridor providing direct access to all of the wings as well as the central nurse's station and reception area.

All of the wings in the building are linked by central corridors with patient rooms or service facilities on either side. In its present configuration the building has a total of 42 rooms, of which 17 are private rooms, 14 are semi-private rooms, 3 are 3 bed wards and 8 are 4 bed wards. In total, available beds are 86 although only 84 plus one respite bed are currently licensed.

The kitchen is a fully functional unit situated between and immediately west of the northwest and southwest wings and immediately west. The kitchen area is connected via a corridor leading to the central corridor system within the facility and provides direct access to the various rooms as well as to the new dining lounge.

The kitchen wing contains a fully functional and modern kitchen including chef's office, dry storage, walk-in coolers and freezers, etc. Loading access to this area is via a driveway accessed from the north side of the property adjacent to the firehall.

Central bathing areas and other service functions, including serveries etc., are situated at strategic points along the corridors in the various wings. The former dining room is located in the central wing and has been converted to an activity area with hair salon, etc. An area situated near the north end of the northwest wing has also become an activity area but is associated with the KARE program which began July 1<sup>st</sup>, 1990. The KARE program provides physiotherapy and occupational therapy for those patients capable of rehabilitation. This former activity area is used to house physiotherapy equipment, etc. The two rooms immediately south of this area, comprise a four-bed ward and a two-bed semi-private room with a total maximum capacity of six beds.

The dining room is situated at the south side of the central portion of the building between the southwest wing and the former residence. This dining room was completed in 1990 and provides the facility with a much needed dining lounge as well as an activity lounge and area for gatherings of the residents, etc. This dining lounge is attractively finished and furnished and is to contemporary standard.

In total, approximately \$1,000,000.00 was reportedly spent in upgrading the Willowhaven Private Hospital during 1989 and 1990. In addition to the new dining lounge and the eight private rooms added to the northeast wing, significant upgrades have been made to the electrical and fire systems and the heating system. The exterior of the building has been upgraded and the roof repaired or replaced.

The renovation included refurbishing of the exterior areas of the building including patios, walkways, lawns, gardens and perimeter fencing. These areas are accessible by those patients capable of enjoying them.

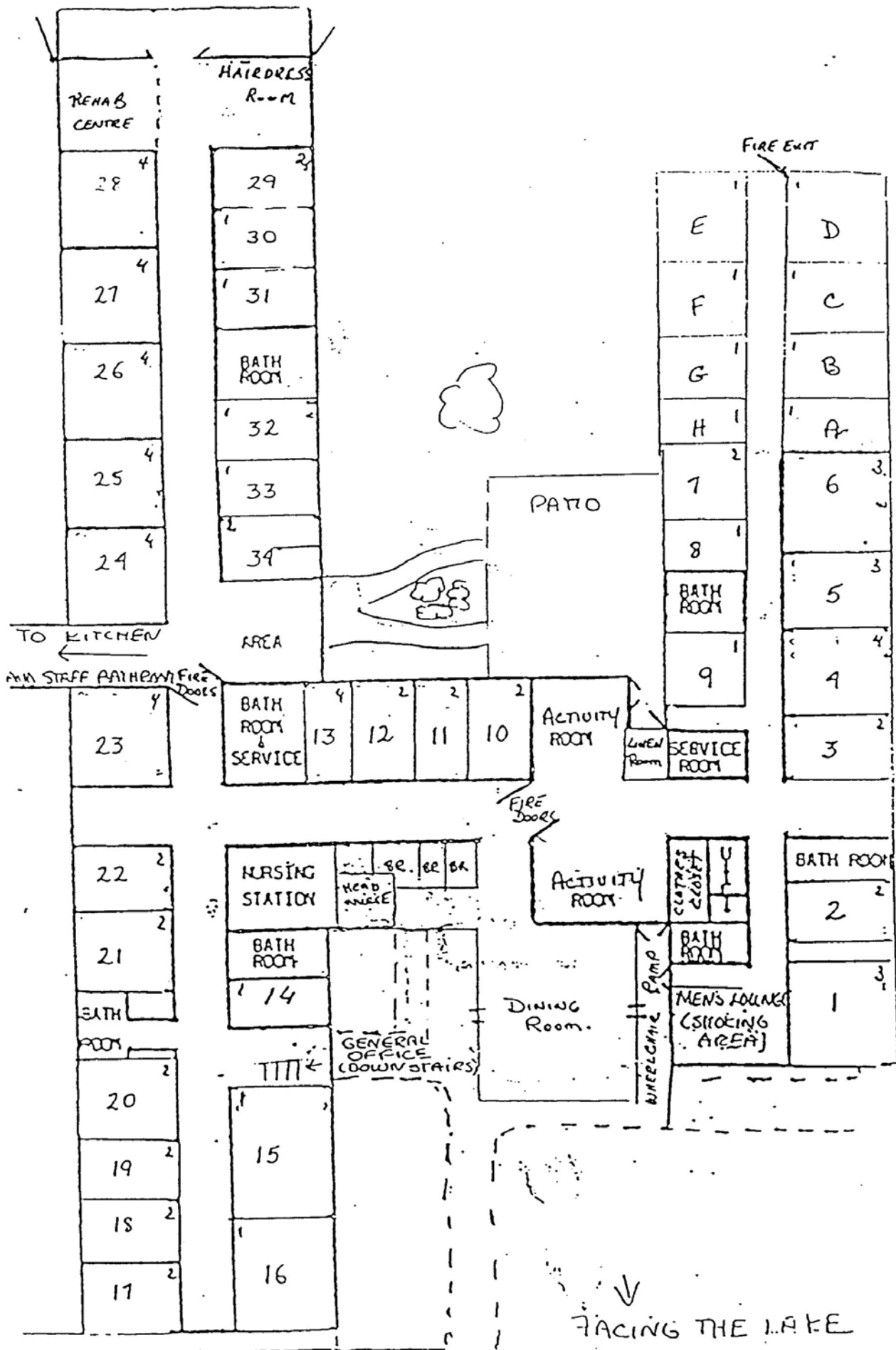
### **Construction Materials**

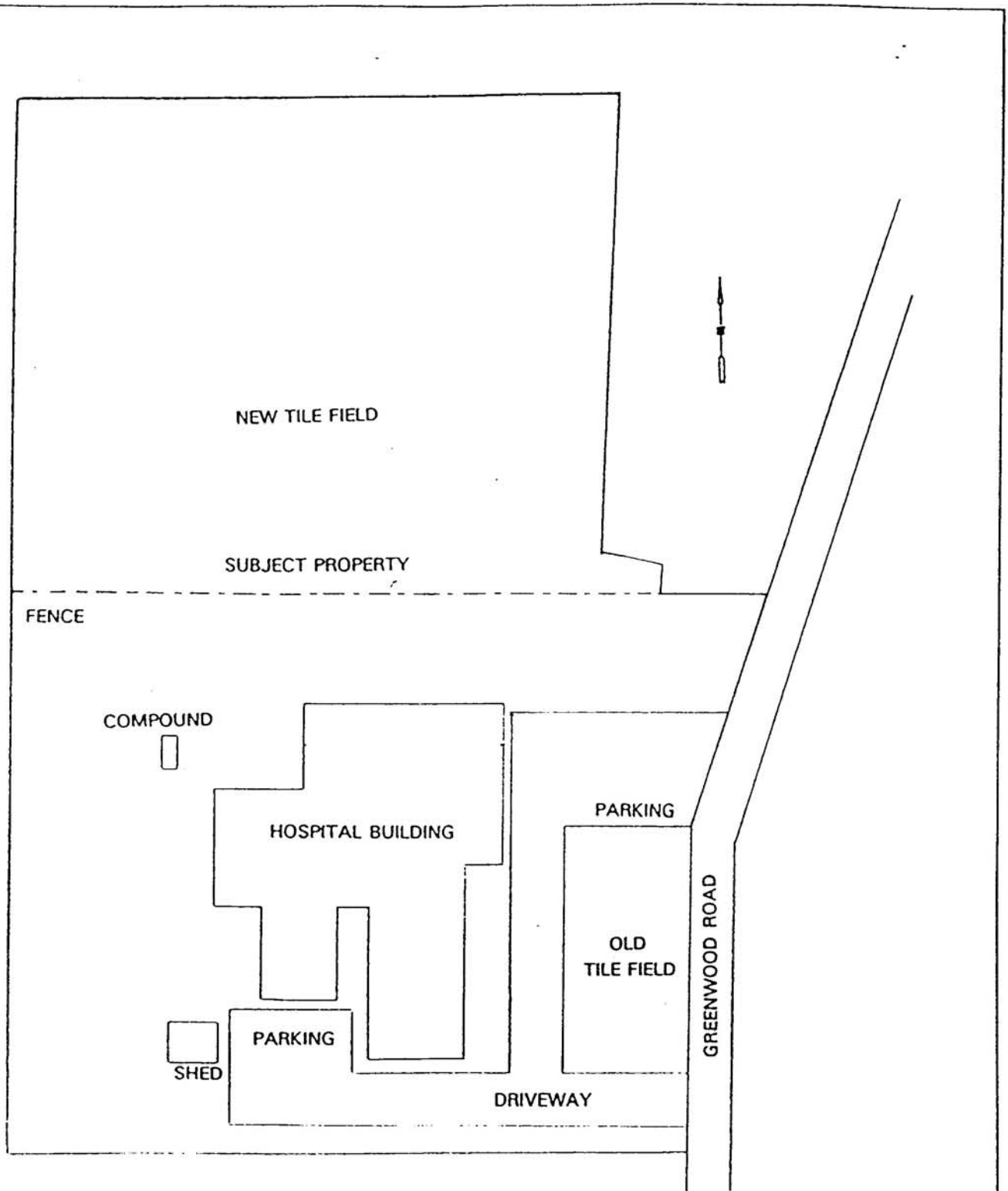
Foundations:	Concrete perimeter walls, spread footings, post footings, grade beams and concrete floor slab on grade in basement areas.
Structure:	Single storey wood frame construction with gable roof. Glulam beams supporting roof structure in new dining lounge area.
Exterior Finish:	Wood siding painted.
Interior Walls:	A variety of drywall painted, wood paneling, wallpaper, ceramic tile and other finishes as required.
Ceiling Finish:	Drywall painted, ten test ceiling panels, etc.
Floor Finish:	A variety of vinyl tile, linoleum, wall to wall carpeting, etc. as required.
Roofing:	Duroid shingles on roof sheathing and rafters.

- Plumbing: Adequate plumbing facilities including all necessary connections for laundry, kitchen, washrooms, servery areas, together with new dry pipe sprinkler system.
- Electrical: Entrance cap, main switch and adequate outlets, receptacles and lighting fixtures.
- Heating: Heat is provided by a combination of natural gas fired hot water heating system and natural gas fired warm air heating system.
- Doors and Windows: Aluminum sash main entry doors and fixed and opening aluminum sash and wood sash windows with screens. Solid core slab doors to wards, metal clad fire resistant doors as required.
- Yard Improvements: Yard improvements include asphalt paving in driveways, parking areas, loading bays, etc. Other improvements include utility shed, incinerator, retaining walls, patios, lawns, landscaping, yard lighting, signage, etc.









DRAWING NOT TO SCALE  
SCHEMATIC BASED ON VISUAL REPRESENTATIONS