

# FOR SALE

## Coldstream Meadows Retirement Community

9104 Mackie Drive, Vernon, BC



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# Executive Summary

Coldstream Meadows Retirement Community  
9104 Mackie Drive, Vernon, BC

## Name

Coldstream Meadows Retirement Community

## Address

9104 Mackie Drive, Vernon, BC

## Legal Description

Lot 1, District Lot 57, Land District 41, Plan # KAP83013

## Zoning

R-CD 2 – residential comprehensive development zone

## Building Description

- Three storey wood frame construction
- Originally constructed as a boy school in 1950
- Converted to 46 unit retirement residence in 1990
- Expanded to 57 units in 1999
- 57 unit retirement community comprised of:
  - 34 studio
  - 22 one-bedrooms

## Assessment (2010)

Land	\$1,228,000
Improvement	\$4,032,000
Actual Total	\$5,260,000

## Property Taxes (2010)

Approximately \$26,000

## Site Size

2 acres

## Net Income

\$401,063

## Financing

Treat as clear title

## Asking Price

\$5,000,000

