



Colliers

For Sale

# Lake Koocanusa Development Site

1685 McMorran Drive, East Kootenay Region, BC

**Alan L. Johnson**

Vice President  
+1 604 671 0445  
alan.johnson@colliers.com

Accelerating success.



### Koocanusa Lands

Colliers International is pleased to present a unique opportunity to acquire a large development site situated above the developing Koocanusa Village, an expanding waterfront recreational community 45 minutes south of Fernie.

Consisting of 127 acres, this undeveloped property borders Koocanusa Village and Crown land, and features a range of permitted land uses that incorporates residential, Campground/RV, and Parks and Open Space. Originally intended to be incorporated into the Village development, this property provides the opportunity for a range of residential lot sizes, community amenities, limited commercial uses, and an RV Park or Campground. Given the amenities being developed within the Koocanusa Village, the existing services, and the proximity to the Albertan market, this is an excellent opportunity to provide mixed residential and recreational uses in a growing region.



### Koocanusa Lake

Lake Koocanusa is a man-made lake that was created in the early 1970's as a water reservoir for the Libby Dam, a Montana based project that dammed the Kootenay River and aided in the control and regulation of the water flow on the Columbia River, in addition to generating over 600MW of hydroelectric power. The lake was named through a contest, with the winning entry combining Kootenai, Canada and USA to create Koocanusa.

The lake is now a popular recreational destination with a range of seasonal campgrounds, smaller communities and marinas dotting its shoreline. Stretching about 70 km north of the border, Lake Koocanusa is fairly shallow and narrow, providing for warm and clear waters.

As the lake is a managed reservoir, water levels do fluctuate, with the highest levels occurring during July and August making it well suited for recreational use.

Located just southwest of Fernie and south east of Cranbrook, Lake Koocanusa is within 3.5 hours of Calgary, leading to a high level of Albertan visitors and property owners.

Koocanusa Village, in its current strata form, was originally developed around 2010. Since that time the project has grown steadily, with the entire development project having been recently acquired by a group of Albertan and BC investors and developers. The Village is well developed with higher end homes, a marina and store, private utilities, beaches, trails and more, and the Village is currently the only lakeside community with vacation homes directly on the Lake. Koocanusa Village is expected to accommodate over 350 lots of which over 120 (almost all the waterfront lots) have already been built out.



# Salient Facts

## Address

1685 McMorran Drive, Fernie, BC

## PID

028-867-378

## Legal Description

LOT 4 DISTRICT LOT 10348 KOOTENAY DISTRICT PLAN EPP14443

## Site Area

127 Acres

## Current Zoning

P-2 - Parks and Open Space, P-2 - Parks and Open Space Zone, R-1(A) - Single Family Residential - Large Lot Zone, R-1(A) - Single Family Residential (A) Zone

## Asking Price

Please Contact Agent

# Key Features

- Rare Large-Scale Development Opportunity:** Approximately 127 acres of contiguous, undeveloped land adjacent to the established Kooconusa Village, offering scale that is increasingly scarce in premier recreational markets.
- Flexible Mixed-Use Development Potential:** Conceptual land uses support over 500 residential units, complemented by RV/Campground components, parks, open space, limited commercial uses, and community amenities, providing multiple revenue streams and phased development options.
- Strategic Location with Strong Recreational Demand:** Positioned near Lake Kooconusa, a popular warm-water recreational destination, and within a 3.5-hour drive of Calgary, attracting consistent Albertan tourism, second-home buyers, and long-term demand growth.
- Infrastructure & Village Synergies Already in Place:** Immediate proximity to Kooconusa Village amenities, including marina, store, trails, beaches, and private utilities, reduces development risk and capital outlay while benefiting from an established, high-end lakeside community.

## Site Map



## The Site

The offering consists of a single legal title of 126.77 acres. The property has a range of topography that includes steeper sections along the eastern border with the Village property, and gentler, flatter regions towards the central and northern sections. The steeper bluff areas are currently identified for Parks and Open Space, while the developable areas are identified for residential, commercial, and RV/Campground.

Access is currently provided off of Kikomum Newgate Rd. Although Marcer Road dead-ends at the eastern border of the site, internal Kooconusa Village roadways are reportedly private and as such no access from the site through the Village will likely be possible. Internal roadways on the subject property are roughed in.

Overall potential site density is estimated at in excess of 500 residential units with a significant area dedicated to Campground and RV sites.

Services would be provided via the developed services that exist for Kooconusa Village, which are owned by the Kooconusa Village developer.



# Koocanusa Village





1685 McMorran Drive, Koocanusa Village BC

**Alan L. Johnson**

Vice President  
+1 604 671 0445  
alan.johnson@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2021 Vancouver.