



Colliers

For Sale

Lake Koocanusa Development Site

1685 McMorran Drive, East Kootenay Region, BC

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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 damned 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 Koocanusa 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 Koocanusa, 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.
- **Koocanusa Village - Proven Demand:** Immediate proximity to the developing Koocanusa Village providing some synergies with a popular and successful recreational development with amenities.

Site Map



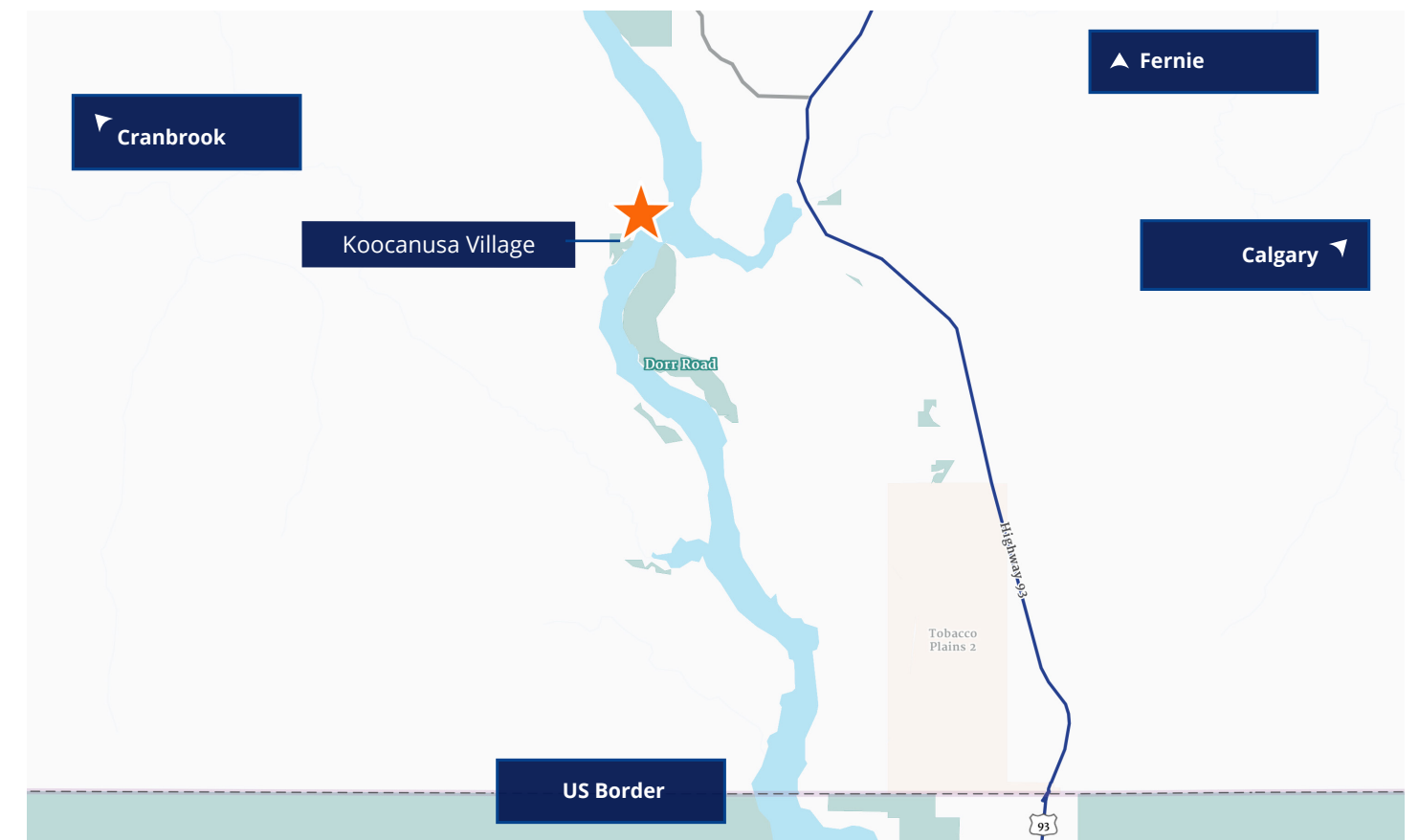
The Site

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 Kikomun Newgate Rd. through a license of occupation. Internal roadways on the subject property are roughed in. Additional access might be possible through Koocanusa Village, buyers will need to confirm.

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

Koocanusa Village is fully serviced via the Village's private utility systems. Discussions with the Village developers indicate that there exists the potential to utilize these services on a fee for access basis.



Koocanusa Village





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