



**\$402,053
NET INCOME (2025)**

**TOP 25 IN CANADA
FOR 17 YEARS**

**\$1.3M BELOW
REPLACEMENT COST**



For Sale

**Elizabeth Lake Lodge
590 Van Horne Street South
Cranbrook, British Columbia
Canada**

Elizabeth Lake Lodge presents a premier opportunity to acquire a high-performing, debt-free hospitality asset in Cranbrook, BC. Owned and meticulously operated for 21 years, this property has transitioned from a local favorite to a nationally recognized destination, consistently outperforming market benchmarks in guest satisfaction and financial growth.



Property Overview

MUNICIPAL ADDRESS

590 Van Horne Street South
Cranbrook, BC Canada

LODGE LAYOUT

28 Rooms: Including 25 rooms with
kitchens, and 7 suites in 3 Buildings

PARKING

40 spaces, including some longer spaces

YEAR OF CONSTRUCTION

2008, 2011 & 2015 (3 buildings)

OWNERSHIP STATUS

Personal partnership - clear title

ENVIRONMENTAL SURVEY

A 2025 Phase One Environmental Survey
resulted in a clean bill of health

FINANCES

At \$4.75M, we offer an 8.5% cap rate
on a nationally ranked, debt-free asset

37.6% Net Profit Margin

Elizabeth Lake Lodge has demonstrated
exceptional financial resilience and
growth, with Net Income increasing by
over 107% since 2021. The most recent
fiscal year saw a significant 19.6% surge
in profitability, driven by operational
efficiencies and record-breaking room
revenue.

PRICE

\$4,750,000

Canadian Alpine Design

Elizabeth Lake Lodge, located in the heart
of the Canadian Rockies, provides well
appointed rooms overlooking Elizabeth
Lake Bird Sanctuary. The European-style
flower boxes that grace every window look
out over the bird sanctuary.

Features

Immediate Equity Position

Acquire a \$6.07M appraised asset for only
\$4.75M. This investment offers a significant
valuation floor, priced at 78% of the August
2024 replacement appraisal

Decades of National Excellence

Ranked per TripAdvisor in the Top 25 Hotels
in Canada for 17 consecutive years.
This is a turnkey brand with a massive loyalty
base and a 21-year legacy of meticulous
owner-management

Extended-Stay Capable

Kitchen suites in almost all rooms drive higher
occupancy and longer stays year round.

Environmentally Protected Privacy

Property fronts directly onto a 250 acre Nature
Conservancy bird sanctuary. Enjoy a permanent
nature reserve that guarantees guest privacy
and unobstructed views.





Property Highlights



1750 square foot, three-bedroom, two-bathroom owner/manager accommodation.



All rooms and suites look out over the bird sanctuary, with heated bathroom floors with Hypnos Beds from England.



Balance of King and Queen rooms and suites, with all but three having a kitchen.



One of the only commercial buildings in the Kootenays that is constructed with ICF from the basement to the roofline, resulting in excellent insulation and soundproofing.



Property bordering a protected 250 acre provincial bird sanctuary, which is very popular with birders and walkers.

Area Highlights



Cranbrook is known as the "Basecamp of the Kootenay Experience," has 28 citywide parks and is one of the sunniest cities in BC.



Cranbrook is central to the East Kootenays with a regional hospital, airport, college, government offices, industrial & residential businesses.



Surrounded by 7 golf courses, 5 disc golf courses, an extensive trail system for hiking, biking, and horseback riding, many lakes, several downhill and cross-country ski areas.

All season year-round indoor & outdoor activities

✿ SPRING

Spring skiing, bike riding, golfing, hiking, horseback riding

☀ SUMMER

Hiking, biking, golf, disc golf, lake activities, festivals

🍂 FALL

Hiking, biking, golf, disc golf, lake activities

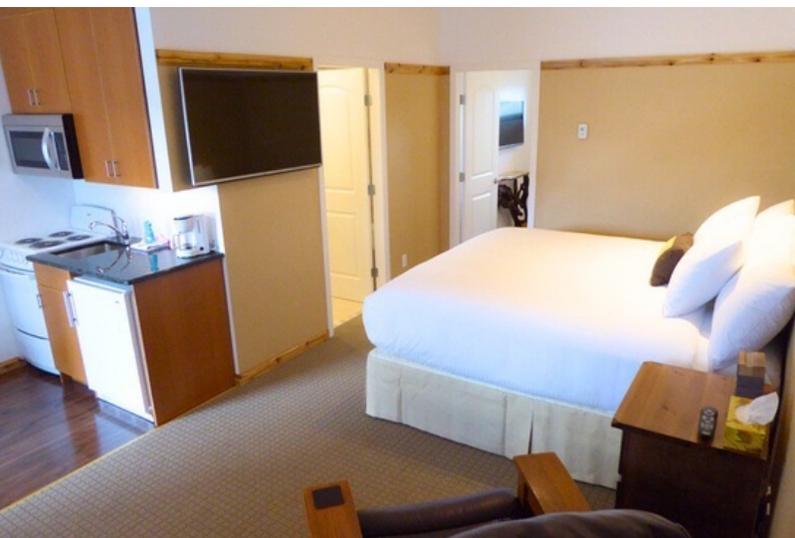
❄ WINTER

Downhill & cross-country skiing, snow-shoeing, indoor racquet sports, theatre & aquatic center



Indoor amenities

- Heated tile bathroom floors
- Full kitchens in most rooms
- Flat screen HD TVs
- High speed wifi
- Premium Hypnos beds
- Local organic soaps





Outdoor amenities

- 18 Hole mini golf course
- Open deck with gas fireplace
- Guest BBQ & picnic tables
- Concession area in summer
- Adjacent trails in bird sanctuary

Cranbrook: Home of the Canadian Rockies International Airport

Drive & flight times to major city centres:

BRITISH COLUMBIA

	Drive time	Flight time
Kelowna	6 hours	55 mins
Vancouver	9.5 hours	80 mins

ALBERTA

	Drive time	Flight time
Calgary	4 hours	55 mins

