



TOP 25 HOTELS IN CANADA FOR 17 CONSECUTIVE YEARS | TRIPADVISOR



FOR SALE

# Elizabeth Lake Lodge

590 Van Horne Street South, Cranbrook, BC

A pristine 28-key hospitality asset with a 3-bedroom apartment and mini-golf course set against the Elizabeth Lake Bird Sanctuary

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## Property highlights

-  28 fully furnished guestrooms and suites featuring premium Hypnos beds from England
-  25 kitchen-equipped suites supporting extended-stay demand and higher year-round occupancy
-  Fitness centre for guest wellness and longer-stay appeal
-  Signature par-70 mini-golf course open to both guests and the public
-  40 on-site parking stalls
-  Unobstructed views from guestrooms overlooking the Elizabeth Lake Bird Sanctuary
-  One of the only commercial buildings in the Kootenays constructed using ICF (Insulated Concrete Form) from foundation to roofline, delivering superior insulation, durability, and sound attenuation
-  Direct adjacency to a protected 250-acre provincial bird sanctuary, ensuring permanent natural views and a highly defensible setting



## PROPERTY SUMMARY

### PROPERTY NAME

Elizabeth Lake Lodge

### PROPERTY ADDRESS

590 Van Horne Street South, Cranbrook, BC

### PID

026-760-924

### LEGAL DESCRIPTION

Lot A District Lot 30 Kootenay District Plan NEP81376

### LOT SIZE

61,419 sf

### YEAR BUILT

2008, 2011 and 2015

### ENVIRONMENTAL

No further investigation required (2025)

### FINANCING

Clear title

### OWNERSHIP STRUCTURE

Asset sale | property transfer tax applies

### STABILIZED PROFORMA INCOME

\$465,385 (9.80% cap rate)

### PRICING GUIDANCE

\$4,750,000 (\$169,643 per key)

## Opportunity

The Avison Young National Hospitality Team is pleased to present the opportunity to acquire Elizabeth Lake Lodge, a highly curated boutique hospitality asset located in Cranbrook. This exceptionally well-operated property has evolved from a beloved local retreat into a nationally recognized destination, consistently outperforming market benchmarks in guest satisfaction, online rankings, and revenue growth.

Positioned in the heart of the Canadian Rockies, the Property offers tranquil, resort-style accommodations overlooking the protected Elizabeth Lake Bird Sanctuary. European-inspired architectural details, including flower boxes adorning every guestroom window, create a distinctive sense of place and reinforce the Lodge's boutique identity. The guestrooms are exceptionally well appointed and meticulously maintained, driving strong repeat visitation supported by outstanding online ratings and consistent demand from new travellers seeking high-quality experiential lodging.

A standout feature of the Property is its par-70 mini-golf course, a rare and highly successful amenity that attracts both overnight guests and the local community. This offering meaningfully enhances activation, diversifies revenue streams, and reinforces the Lodge's positioning as a destination property rather than a traditional roadside hotel.

The 1,750-square-foot, three-bedroom presents a compelling opportunity for an owner-operator to reside on-site, implement a live-work hospitality model, or convert the space into premium group or extended-stay accommodations to further enhance revenue potential.

# Why buy a hotel in Cranbrook?



## Regional Hub Economics (Demand Stability)

Cranbrook punches above its size economically.

- Population ~20k but **regional service hub for ~50-70k+ people** across the East Kootenays.
- Serves as the **retail, healthcare, and transportation center** for surrounding towns.
- Has the **Canadian Rockies International Airport**, regional hospital, and college — core institutional demand generators.
- Non-tourism base demand is driven by healthcare, education, government, construction resulting in **occupancy durability**.



## "Basecamp" Tourism Model (Multi-Demand Drivers)

Cranbrook functions as a **gateway market**, not a single-attraction destination.

- Positioned between the Rockies and Purcells with year-round outdoor access.
- Gateway to surrounding Kootenay markets (Kimberley, Fernie, Invermere, etc.).
- Tourism strategy explicitly targeting year-round visitation growth.
- Events and outdoor tourism support hospitality demand including skiing, hiking, biking, golf, lake, festivals and more!



## Supply Constraints (Key Upside Lever)

Small markets like Cranbrook typically have:

- Limited new hotel supply due to:
  - o Smaller development economics
  - o Financing challenges
  - o Labour costs
- Tourism plans aimed at **growing demand faster than supply**, resulting in stable or improving ADR when demand rises and low risk of oversupply vs. larger markets



## Strategic Location Advantages

- Located along major transportation routes.
- Equal proximity to both Banff and Waterton Lakes National Park
- Central to Western Canada logistics corridor



## Industry & Economy Backstop

A diversified regional economy generates steady corporate demand (long-stay rooms) and high year-round occupancy.

- Government Travel: Provincial and Federal offices provide consistent, year round business
- Leading Sectors: Retail, Health Care and Construction are the top three 3 industries with Educational Services close behind.



↑  
Kimberley

Canadian Rockies  
International Airport (YXC)

Wildstone Golf Course

Cranbrook  
Community Forest

East Kootenay  
Regional Hospital

College of the Rockies  
Cranbrook Campus

Cranbrook Golf Club

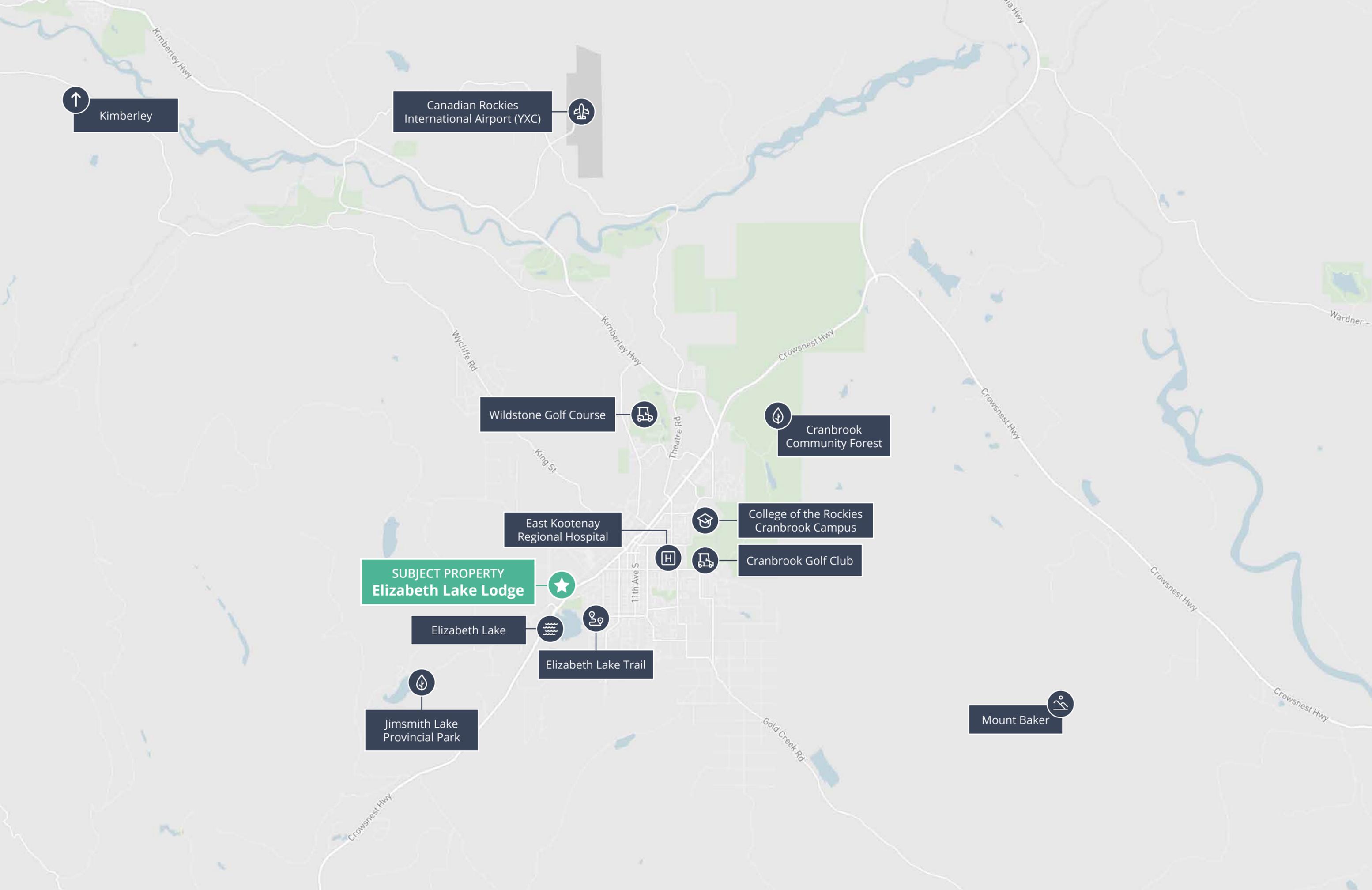
**SUBJECT PROPERTY**  
**Elizabeth Lake Lodge**

Elizabeth Lake

Elizabeth Lake Trail

Jimsmith Lake  
Provincial Park

Mount Baker



# Offering Process

Avison Young has been retained to market the Property for sale. Offers will be evaluated based on a combination of factors, including the proposed purchase price, the purchaser's financial capability to complete the transaction, and the proposed timelines and conditions for closing.

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