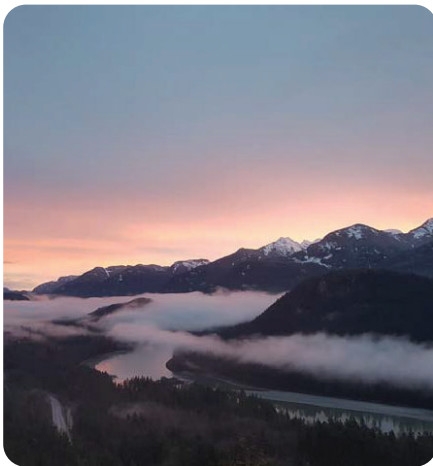


American Creek Lodge



Ceremony Decks



Morning View

\$3,750,000

[Click Here for Lodge Tour](#)

[Click Here to see a Wedding at ACL](#)

LODGE FOR SALE

Turnkey Established Business



6 Bedroom Lodge



1600 sqft. Event Space



25 Acre Property



Outdoor Patios



Stunning Location



Seperate Owners
Residence



Booking out to 2028

Hope, British Columbia



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American Creek Lodge has focused solely on Wedding Events for the last 6 years. Currently booking out 18 months in advance. The owners are now looking to retire and are offering the Lodge in its entirety as a turnkey business including a separate Owners/Caretakers Residence on the property.

The lodge is only 6km from Hope, at the eastern end of the Fraser Valley. It is ideally situated on the Western edge of the Coastal Mountains with easy access from the large markets of the Lower Mainland and Greater Vancouver, via Highway 1

Modern Lodge

- Breathtaking Views above the Fraser Canyon
- 5600 sqft Lodge
- 6 Bedrooms (sleeps 14)
- Large Residential Kitchen
- 3-Tier Ceremony Deck
- Heating/Air Conditioning by Heat pump with furnace
- Spa Bath Tub
- Hot Tub

Event Space

- 1600 sqft Modern Space
- Bar with Fridges and Coolers
- Feature Wood Stove
- Large Doors for that Outdoor Feel
- Max Occupancy of 120
- Equipped with Quality Tables and Chairs
- Connected to Large Covered Patio
- Covered Catering Area
- Large Heated Washrooms
- Bistro Tables and Chairs
- Whisky Shack/Cocktail Bar

Owners/Caretakers Residence

- 640 sqft Modern Cabin
- Open Plan Layout
- Wood Stove
- Heat Pump/Air Conditioning
- Full Bathroom
- Separate Location from the Main Lodge
- Extensive Outdoor Space
- Wood Store
- Storage Sheds
- Storage Container



Lodge



Event Room



Cabin

OTHER FEATURES

- 50 KW Standby Generator
- Telus Fibre
- Great Cell Service
- Hot Tub
- Party Lighting



Whisky Shack



Master Bedroom

Property in First Rate Condition

Business includes all Hard Assets

Social Media and Website in place

Guaranteed Revenue

Lodge Description

The Lodge has an open-concept floor plan, the Great Room combining the Main Living Area, Kitchen and Dining Room. Three en-suite Bedrooms have easy access from this area on the same level.

The Kitchen has French Doors to the Deck Areas and contains a Large Island, Double Fridge, Ovens, Stovetop and two Dishwashers. The Main Living Area can accommodate 14 guests comfortably and boasts Extensive Views out over the Fraser Canyon. Dining Area has a large Table and Chairs. Three further Bedrooms are located in the Lower Floor, along with a Pool Room, served by a Full Bathroom and two Powder Rooms.

How We Operate

The property is currently rented out as a whole package. Guests have exclusivity for a 2 night period to hold their Event, bringing in Vendors to provide the services they require, including Caterers, Officiant, Bar Staff, Servers etc.

Ceremonies take place on the Decks, with the Reception utilising the Event Space and the Extensive Grounds of the Lodge.

The Owners are available during the rental period but are not on site unless they are needed.

Opportunities for Growth

- The Lodge is currently open from late April until early November leaving plenty of scope for extending this period with other rentals and events.
- The current owners limit the number of mid-week events. This business stream could be increased easily as demand already exists.
- Ability to provide more services in house offering Complete Event Packages bringing increased revenue.
- Potential for expansion to provide additional accommodations on the 25 acre site.





Master
Bedroom



Bedroom
2



Bedroom 3



Bedroom 4



Bedroom 6



Bedroom 5



Pool Room



Basement Bathroom



50KW Generator



Hot Tub

Facts & features - Lodge

Interior

Bedrooms

- Master - King - Ensuite Feature Tub
 - 15'10"x13'6" (Bathr - 10'6"x6'0")
- Bedroom 2 - Queen Ensuite Spa Tub
 - 15'10"x12'4" (Bathr - 15'10"x7'0")
- Bedroom 3 - Queen - Ensuite Shower
 - 14'4"x12'4" (Bathr - 10'6"x7'0")
- Bedroom 4 - Queen
 - 15'2"x10'6"
- Bedroom 5 - Queen
 - 12'5"x9'7"
- Bedroom 6 - Twin x 4
 - 20'1"x18'2"

Additional Bathrooms

- Main Floor Powder Room
- Basement Powder Rooms x 2
- Basement Full Bathroom

Heating

- Forced Air, Heat Pump

Cooling

- Central Air

Laundry - Main Floor

- Washer
- Dryer

Interior area

- Total structure area: 5616 sqft
- Main Floor Finished area: 2808 sqft
- Basement Finished area: 1950 sqft

Property

Features

- Entry location - Main Level
- Exterior features: Event Room, Washroom, Covered Areas, Patios, Deck Areas

Kitchen

- Main Level - 18'4"x17'0"
- Appliances Included:
 - Dishwashers (2)
 - Refrigerator/Freezer (2)
 - Electric Oven
 - Gas Range with Electric Oven
 - Microwave

Features

- Great Room - 23'10"x14'10"
- Dining Room - 24'0"x13'0"
- Entry - 18'0"x10'0"
- Vaulted Ceilings
- Slate Flooring
- Fibrex Windows Energy Star Double Glazed
- Finished Basement with Egress Windows
- Separate Basement Entry
- Electric Feature Fireplace

Lot

- Size: 25.712 Acres
- Rural Location
- 6km From Hope
- Landscaped Around Property
- Quiet Area
- Recreation Nearby
- Shopping Nearby
- Extensive Fraser Canyon Views

Details

- Zoning: L1, CD9
- Location Region: District of Hope

Materials

- Frame: Wood
- Insulation: All
- Siding: Concrete Board and Metal Siding
- Foundation: Concrete Basement
- Roof: Metal

Construction

Type & style

- Home type: SingleFamily
- Year built: 2015

Utilities

- Water: Well
- Utilities for property: Electricity, Propane, Fiber Internet
- 50kw Standby Generator

Facts & features - Other

Event space

- Built 2018
- 1641.51 sqft
- 120 Guests Max
- Heating: Wood Stove
- Bar Area
- Wheelchair Accessible
- Utilities: Electric
- Party Lighting
- 18 Tables, 120 Chairs
- 4 fridges, Keg Fridge

Washrooms

- Built 2022
- Heating: Electric
- 463.67 sqft
- ACA compliant
- Gents: 2 urinals, 1 stall, double sinks
- Ladies: 3 Stalls, double sinks

Accessibility

- Exterior areas all Wheelchair accessible

Financial & listing details

- Annual tax amount: C\$ 17454.65
- Ownership: Freehold

Cabin

- 651 sqft
- Built 2020
- Living/Dining Area - 21'2"x12'x2"
- Bedroom - 10'6"x7'6"
- Bathroom - 7'6"x6'0"
- Office - 8'6"x7'4"
- Kitchen - 9'4"x8'10"
- Heating: Electric, Wood Stove
- Washer/Dryer
- Telus Fiber
- Fibrex Windows Energy Star Double Glazed
- Vinyl Tile Flooring
- Large Garden
- Wood store
- Storage Container 20ftx10ft

The Lodge is situated only 6km from Hope, at the eastern end of the Fraser Valley. It is ideally situated on the edge of the Coastal Mountains with easy access to the large markets of the Lower Mainland and Greater Vancouver, via Highway 1.

In addition, the Lodge is becoming a destination Wedding Venue for those who live further afield.

Hope



From its humble beginnings as a First Nations settlement to its evolution into a vibrant and dynamic community,

Hope invites visitors to experience its past, present, and beautiful mountain country.

Hope has many amenities including a Rec Center, Ice Rink, Curling Rink, Library and Hospital.

There are many Hiking Trails, Lakes and Rivers to enjoy the outdoors in and around the Town.

The area offers an abundance of accommodations for Wedding Guests to enjoy.

Hope has a shuttle bus service which is often utilized by our guests to travel back and forth to the Lodge on event day as well as an excellent Taxi service.

Wedding Couples often use the many photographic opportunities around the area for their extended photo shoots.

The Town has two Supermarkets along with Restaurants, Cafes, Diners and a Brewery.