

For Sale

3934 COKATO ROAD, FERNIE, BC

Elk View Lodge

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UNIQUE
PROPERTIES



— An Incredible Opportunity

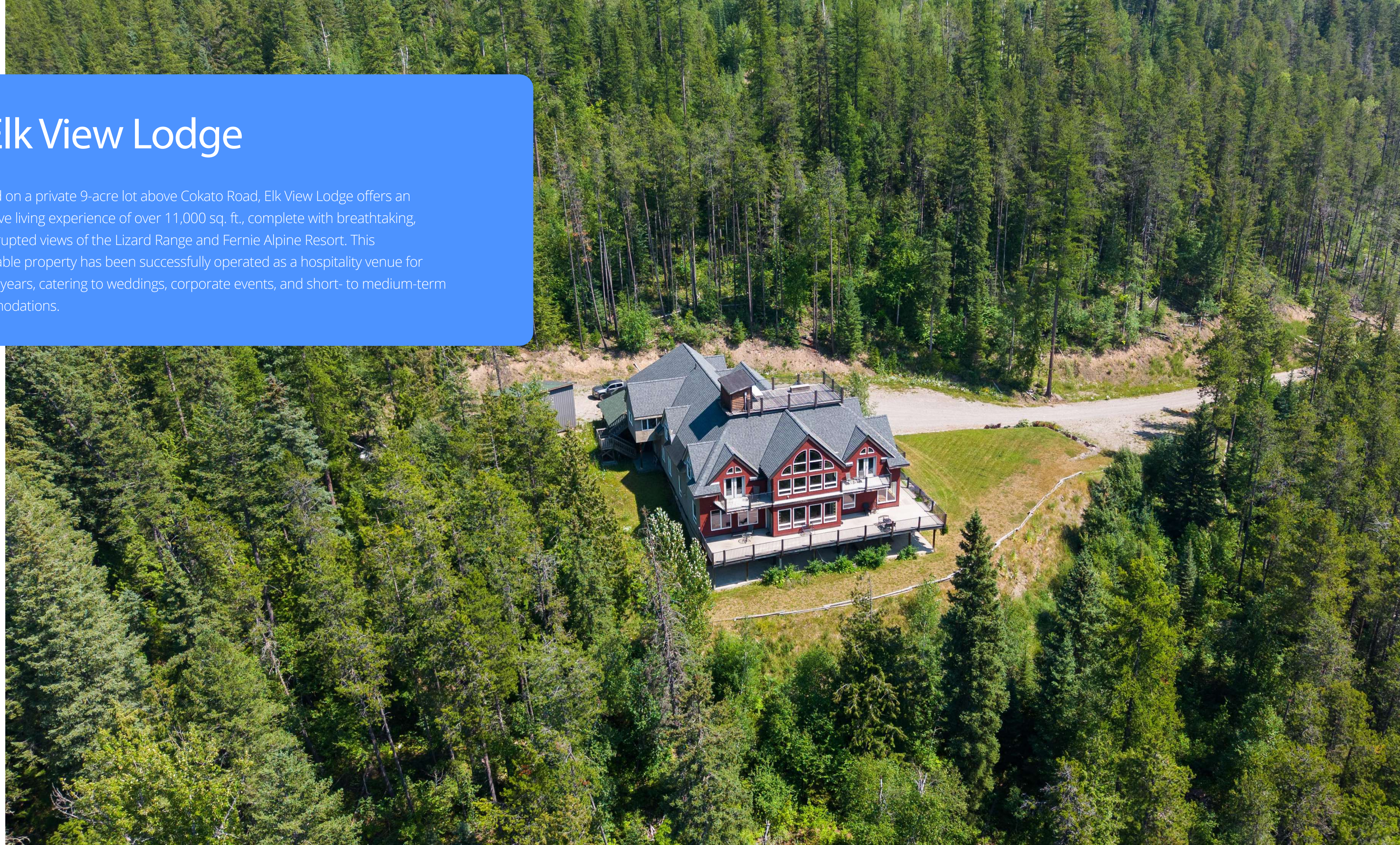
Elk View Lodge presents a unique opportunity to acquire a turnkey hospitality facility in one of BC's most sought-after recreational communities. With a solid operating history as an intimate event and retreat centre, the Lodge is well-equipped for continued operation, complete with branding and inventory in place. Considering the limited accommodation options with Fernie, the demand for unique wedding space and the continued demand from corporate users, Elk View Lodge offers excellent value and utility. Alternatively, it serves as an idyllic family retreat with room for extended families and friends.

Minutes from the ski hill and downtown Fernie, this is undoubtedly Fernie's best opportunity available today.



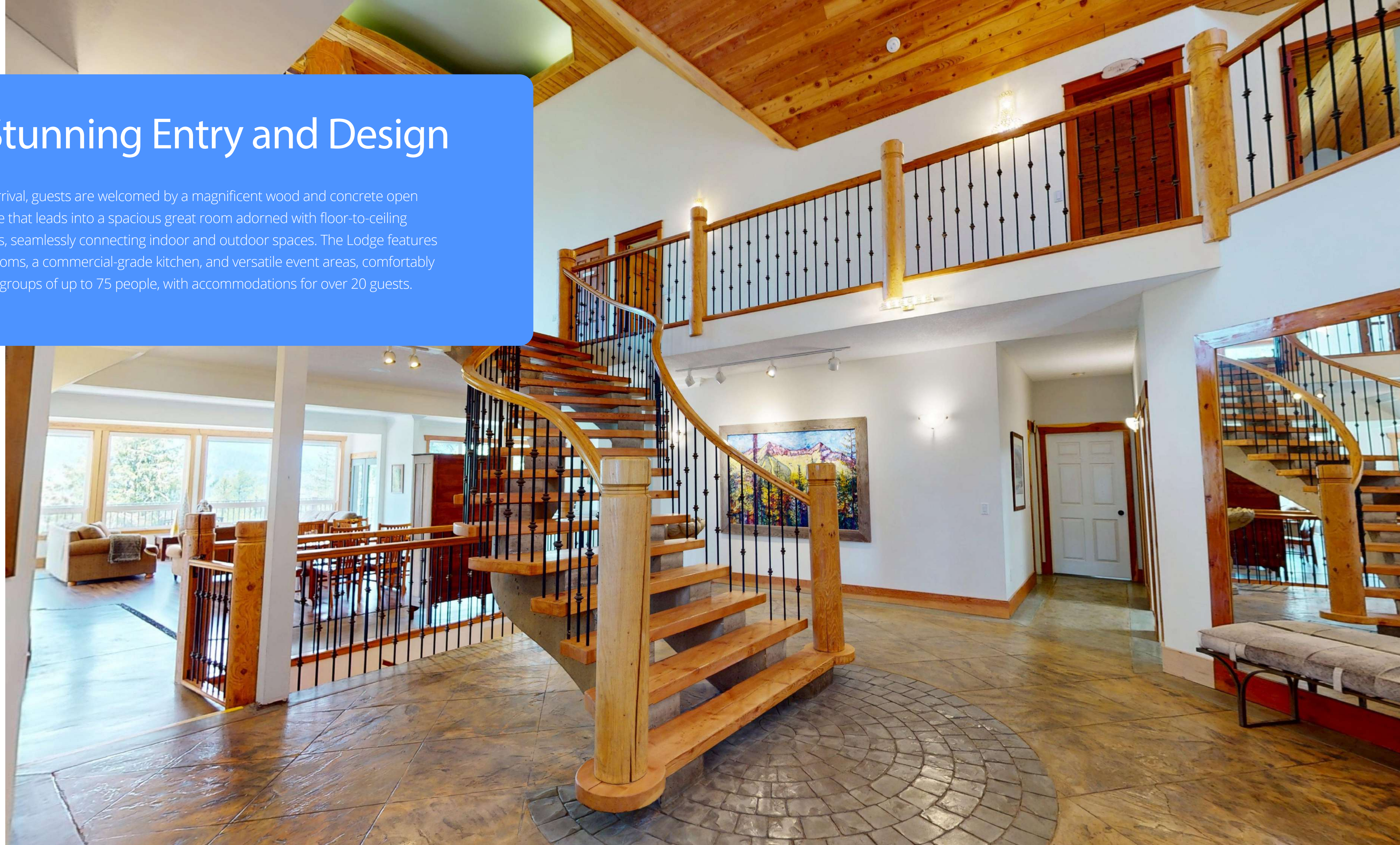
Elk View Lodge

Perched on a private 9-acre lot above Cokato Road, Elk View Lodge offers an expansive living experience of over 11,000 sq. ft., complete with breathtaking, uninterrupted views of the Lizard Range and Fernie Alpine Resort. This remarkable property has been successfully operated as a hospitality venue for over 14 years, catering to weddings, corporate events, and short- to medium-term accommodations.



— Stunning Entry and Design

Upon arrival, guests are welcomed by a magnificent wood and concrete open staircase that leads into a spacious great room adorned with floor-to-ceiling windows, seamlessly connecting indoor and outdoor spaces. The Lodge features 8 bedrooms, a commercial-grade kitchen, and versatile event areas, comfortably hosting groups of up to 75 people, with accommodations for over 20 guests.



— Versatile Living Space

Elk View Lodge is not just a hospitality venue; it also serves as an ideal multi-generational family estate, conveniently located just minutes from all of Fernie's amenities. Currently one of the largest homes available in the region, this property is competitively priced at a fraction of its replacement value. Offered fully furnished, it represents Fernie's best value on the market today.



Salient Facts

3934 Cokato Road, Fernie, BC

Legal Description	PID: 011-829-389; PARCEL B, LOT 82, PLAN NEP1299, DISTRICT LOT 4589, KOOTENAY LAND DISTRICT, (SEE 130411)
Zoning	RR-2 with Amedment for Hospitality Uses and Events of up to 75
Property Taxes	\$9,666
Asking Price	\$2,725,000



Location Overview

Situated within the Regional District of East Kootenay, just south of Fernie's city boundary, Elk View Lodge is a mere 5 minutes from downtown, 15 minutes from the ski hill, and 5 minutes from the highway. The property is nestled in a tranquil rural residential area, surrounded by trees, ensuring exceptional privacy with no visible neighbors.

A Vibrant Community

Fernie is a dynamic mountain town celebrated for its stunning natural beauty and outdoor recreation. Similar to Whistler, it offers world-class skiing in the winter, along with mountain biking, hiking, and golfing in the summer. The nearby Kootenusa, Tie, Rosen and Baynes Lakes attract significant tourism during the warmer months, further enhancing the area's appeal. Fernie maintains its roots in resource industries, notably mining and forestry, while tourism, recreation, and construction continue to grow as key employment sectors.



Downtown Fernie



Impressive Features and Amenities



Elk View Lodge Exterior

Constructed in the late 1990s, Elk View Lodge is a striking retreat designed to maximize the sweeping views over the Elk Valley and the Lizard Mountain range. The Lodge features comfortable open living spaces, soaring 30-foot ceilings, and a grand entry staircase made of solid fir beams and concrete stringers. The main level includes a large great room that extends over 60 feet, providing stunning multi-directional views and ample space for gatherings.



Living Area

The Lodge accommodates a variety of lodging options, with 8 distinct bedrooms designed for couples, families, or corporate guests, complete with ensuite, lofts, and private living areas. The main level also boasts a 3-car garage (currently used for storage), a large equipment room for skis and bikes, a commercial-sized kitchen with pantry and prep area, an office, guest washrooms, and extensive wrap-around decks perfect for entertaining.



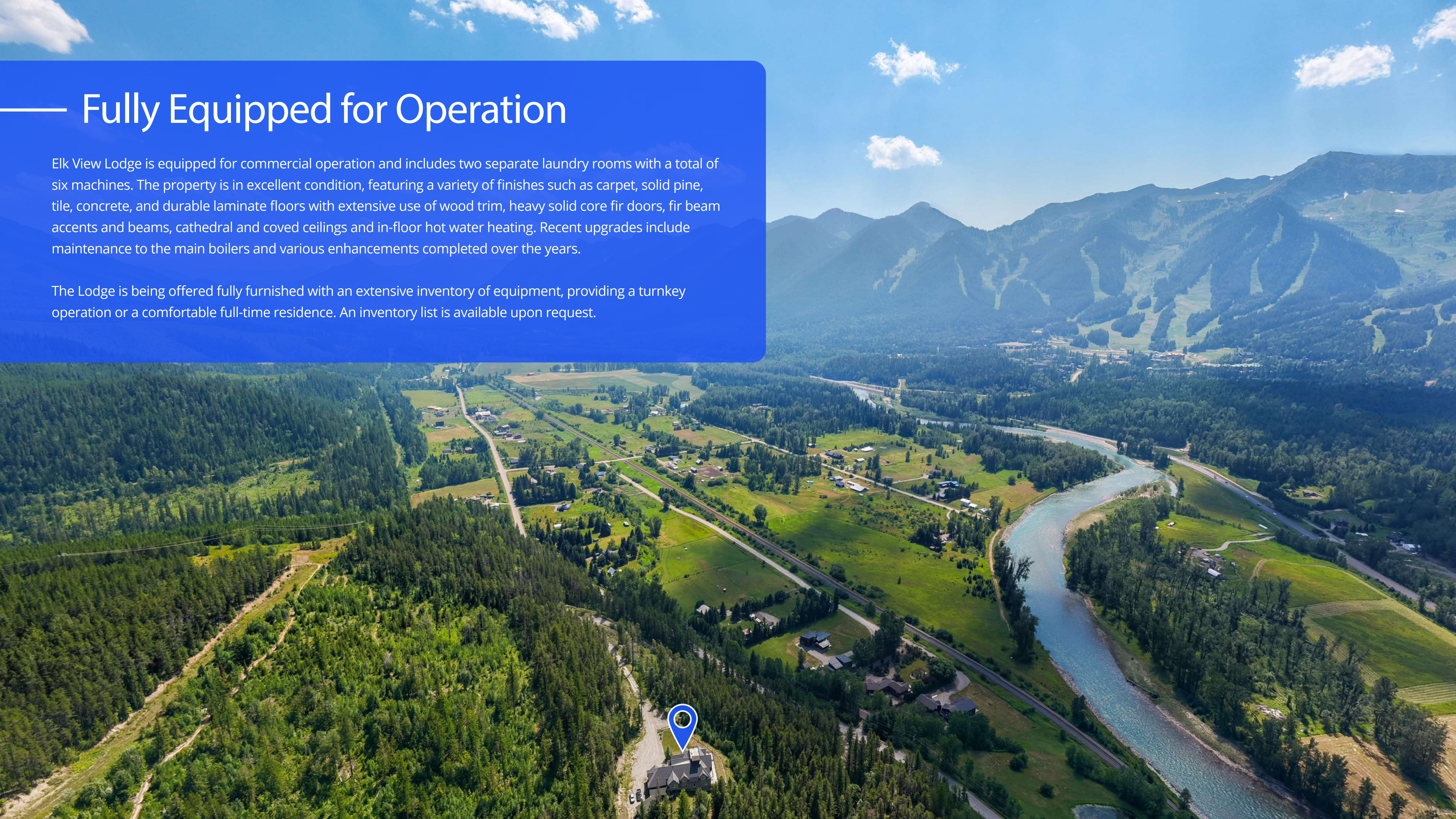
Venue Space

The upper level offers over 4,300 sq. ft. of space, featuring 5 spacious bedrooms, several with additional sleeping lofts and private en-suites. The lower level provides 3 additional bedrooms and baths, an electric dry sauna, storage, and a mechanical room, with each bedroom having direct access to a covered patio with picnic facilities.

— Fully Equipped for Operation

Elk View Lodge is equipped for commercial operation and includes two separate laundry rooms with a total of six machines. The property is in excellent condition, featuring a variety of finishes such as carpet, solid pine, tile, concrete, and durable laminate floors with extensive use of wood trim, heavy solid core fir doors, fir beam accents and beams, cathedral and coved ceilings and in-floor hot water heating. Recent upgrades include maintenance to the main boilers and various enhancements completed over the years.

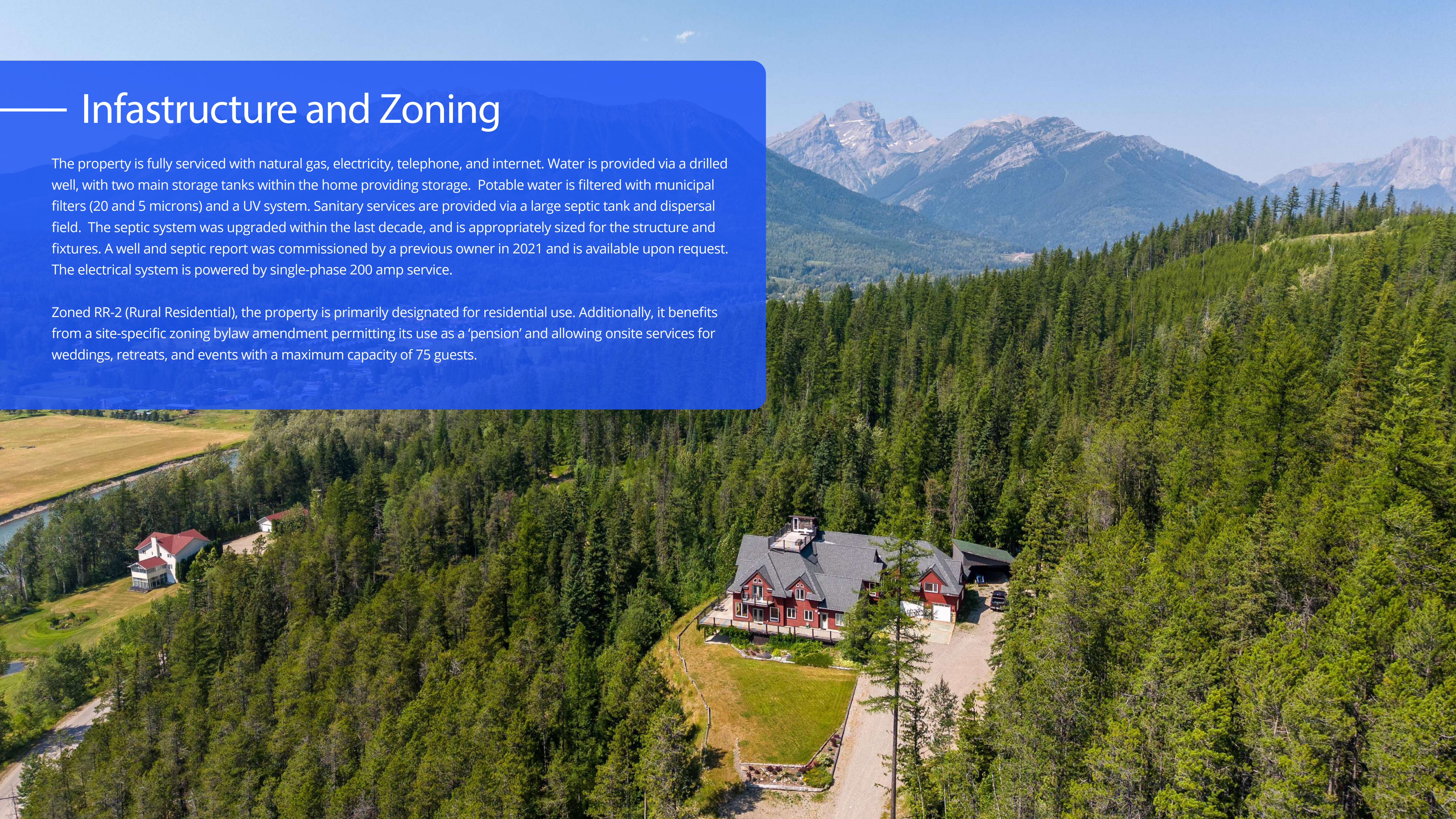
The Lodge is being offered fully furnished with an extensive inventory of equipment, providing a turnkey operation or a comfortable full-time residence. An inventory list is available upon request.



— Infrastructure and Zoning

The property is fully serviced with natural gas, electricity, telephone, and internet. Water is provided via a drilled well, with two main storage tanks within the home providing storage. Potable water is filtered with municipal filters (20 and 5 microns) and a UV system. Sanitary services are provided via a large septic tank and dispersal field. The septic system was upgraded within the last decade, and is appropriately sized for the structure and fixtures. A well and septic report was commissioned by a previous owner in 2021 and is available upon request. The electrical system is powered by single-phase 200 amp service.

Zoned RR-2 (Rural Residential), the property is primarily designated for residential use. Additionally, it benefits from a site-specific zoning bylaw amendment permitting its use as a 'pension' and allowing onsite services for weddings, retreats, and events with a maximum capacity of 75 guests.





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For all showing inquiries
please contact Marilyn. A data
room with further details is
available to review.

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