



**GRASSROOTS**  
REALTY GROUP

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301 6 Avenue  
Rural Cypress County, Alberta

MLS # A2306428



**\$1,075,000**

Division: Elkwater

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: 12-34 Cafe & Pub / Elkwater Fuel Stop

Size: 4,388 sq.ft.

Zoning: PP , Provincial Park

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Please See Schedule "A"

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Life looks a little different in Elkwater. Mornings begin with fresh coffee and crisp lake air, afternoons are spent welcoming happy vacationers, and evenings end on the deck surrounded by the breathtaking beauty of the Cypress Hills. This is more than just a business opportunity &mdash; it's the chance to create a lifestyle many people only dream about. The iconic Elkwater Fuel Stop and 12-34 Cafe & Pub have become a staple for both locals and visitors alike, offering one of the most recognizable gathering places in the park. Whether guests are stopping for the area's only fuel station, grabbing ice cream after a day at the lake, picking up essentials from the fully stocked convenience store, or sitting down to enjoy great coffee and food, this business has become woven into the Elkwater experience itself. The cafe offers seating for approximately 30 guests indoors, while the expansive outdoor patio can host up to 175 people, creating incredible potential for live music, community events, private functions, and unforgettable summer evenings under the trees. The atmosphere is relaxed, welcoming, and impossible to replicate anywhere else. Above the commercial space sits approximately 1,100sq/ft of owner's living quarters added in 2011, making this the ideal owner-operated business. Imagine living where others vacation &mdash; steps from the lake, surrounded by nature, and immersed in one of Alberta's most beloved recreational communities. Spend your mornings paddleboarding or kayaking, your afternoons exploring hiking and mountain biking trails, and your winters enjoying skating, cross-country skiing, snowshoeing, and cozy evenings by the fire. Elkwater also offers camping, boating, fishing, golf nearby, playgrounds, beaches, picnic areas, and a thriving year-round tourism atmosphere that continues

to attract visitors from across the province. Originally built in 1945, the property has undergone extensive renovations and upgrades throughout 2011 and 2012, bringing the buildings up to code while preserving their character and charm. Improvements include concrete block retaining walls, additional firewalls, updated furnaces, replacement concrete work, added insulation throughout, the addition of the living quarters, and much more. As outdoor recreation and lake lifestyles continue to grow in popularity, Elkwater remains one of Southern Alberta's hidden gems thanks to its close proximity to Medicine Hat (40min drive), stunning scenery, and endless recreational opportunities. Places like this rarely come available &mdash; a successful established business, multiple revenue streams, and the chance to fully embrace "lake life" in a setting people fall in love with the moment they arrive.