



Wild at heart.

District of Elkford

744 Fording Drive PO Box 340 Elkford, B.C. V0B 1H0
P. 250.865.4000 · F. 250.865.4001 · info@elkford.ca · www.elkford.ca

DISTRICT OF ELKFORD

REQUEST FOR EXPRESSION OF INTEREST: *RESTAURANT SPACE WITHIN THE MOUNTAIN MEADOWS GOLF CLUB (MMGC)*

The District of Elkford (the “District”) invites Expressions of Interest (“EOI”) from interested parties looking for an opportunity to lease commercial restaurant space at the Mountain Meadows Golf Club.

ABOUT THE DISTRICT OF ELKFORD

Wilderness has always been at the core of Elkford’s identity. Built in 1971, as a homestead for mining industry workers and their families, Elkford has grown to boast the amenities, recreation facilities and luxuries of a much larger city centre. This idyllic mountain town currently provides over 2,749 residents with postcard-perfect views, beautifully maintained community parks, a nine-hole golf course, hiking and mountain biking trails, a beautiful ski hill, world-class fishing, emerald lakes, and endless backcountry to explore.

Whether you’re looking for your next great adventure, or a picture-perfect place to raise a family, you’ll find it in Elkford, the Wilderness Capital of B.C.

From Sparwood, follow Highway 43 north until the road ends and the wilderness begins. A hidden gem of the East Kootenay, Elkford is a high-altitude Rocky Mountain municipality that calls to the wild at heart and adventurous in spirit. Without a traffic light or big-box store in sight, Elkford’s rugged mountain ranges, iconic Canadian wildlife and untamed wilderness are truly an outdoor enthusiast’s dream come true.

At Mountain Meadows Golf Course, golfers of all ages and abilities can enjoy a round of golf with incredible scenery. The nine-hole layout was built on a natural elk grazing meadow in 1976. Each hole has two sets of tees, so the back nine plays much differently than the front nine. The course winds through towering spruce trees and along a bubbling brook, where water comes into play, and offers spectacular mountain views all the way through.

- <https://www.elkford.ca/>
- <https://www.mountainmeadowsgolf.com/>
- [Mountain Meadows Golf Course on Google Maps](#)



Wild at heart.

District of Elkford

744 Fording Drive PO Box 340 Elkford, B.C. V0B 1H0

P. 250.865.4000 · F. 250.865.4001 · info@elkford.ca · www.elkford.ca

TERM OF LEASE

The term of lease will be for a predetermined period from date of commencement, with an OPTION TO RENEW for an additional negotiable period, upon mutual agreement between both parties.



Wild at heart.

District of Elkford

744 Fording Drive PO Box 340 Elkford, B.C. V0B 1H0
P. 250.865.4000 · F. 250.865.4001 · info@elkford.ca · www.elkford.ca

AREA AVAILABLE TO LEASE

The space currently available to lease is identified on the floor plan attached as Schedule 'A' of the document. Site visits will be scheduled upon request.

To request a site visit, contact:

Peter Dudman, Director of Community and Facility Services
250.865.4010

RENTAL STRUCTURE

It is expected that rent will be based on appraised market value plus all applicable taxes. The final rent will be negotiated between the District and the selected Tenant.

THE SUBMISSION

The following information is to be included in the Expression of Interest response:

1. A brief description of the business, its nature, history (including number of years in operation and number of current employees), client base, projects, staff growth, etc. Attach any relevant literature (brochures, etc.);
2. List proposed improvements/renovations (if any); identify if a change to the rental space will be required;
3. Description of electrical equipment/fixtures and non-energized equipment and furniture being brought in;
4. Proposed operating name (Tenant Name);
5. Outline short- and long-term goals for your business (i.e. expansion goals and opportunities);
6. Include proposed hours of operation and expectations as to access to the building, advertising and signage requirements;
7. Outline your proposed/requested date of occupancy and commencement of the term of the lease;
8. The term of the lease and options;
9. Proposed rent per annum range; and
10. Any other supporting information you may wish to include with your submission.



Wild at heart.

District of Elkford

744 Fording Drive PO Box 340 Elkford, B.C. V0B 1H0
P. 250.865.4000 · F. 250.865.4001 · info@elkford.ca · www.elkford.ca

REVIEW PROCESS AND LEASE AGREEMENT

After the submission deadline, District staff will consider the submissions and will (by invite only) invite one or more parties for further detailed discussions. The District, at its sole discretion, will decide which, if any, of the applicants to accept.

Prior to any lease agreement being finalized, the District will require a Certificate of Liability Insurance. The District shall have the final authority on all matters regarding submissions to this Expression of Interest.

INQUIRIES AND CLOSING DATE

Inquiries regarding the EOI should be directed to:

Peter Dudman, Director of Community and Facility Services

District of Elkford

P.O. Box 340

744 Fording Drive

Elkford, B.C. V0B 1H0

Email: pdudman@elkford.ca

*Expressions of Interest will be received up to **4 p.m. (local time), Friday, May 2, 2025**. Submissions can be emailed or posted to the address above.*

CONDITIONS OF EXPRESSION OF INTEREST SUBMISSION

1. The submissions are for information only. A submission does not entitle or obligate the submitter to take a lease of the property. The Expression of Interest is non-binding;
2. The District reserves the right to negotiate with any party whether they have submitted an Expression of Interest or not;
3. The submitter can withdraw the submission at any time on giving notice to the Director of Community and Facility Services. (the District);
4. The District may withdraw the Expression of Interest at any time;
5. The submitter should provide all information asked for by the Expression of Interest. If the submitter fails to do this, the District may decline to consider the submission;



Wild at heart.

District of Elkford

744 Fording Drive PO Box 340 Elkford, B.C. V0B 1H0
P. 250.865.4000 · F. 250.865.4001 · info@elkford.ca · www.elkford.ca

6. Requests for further information. The submitter must provide such information at its own cost. If the submitter fails to respond in a reasonable time the District may decline to consider the submission further;
7. If the submitter fails to lodge the submission as described above by the closing date, the District may decline to consider the submission;
8. The District will not meet or contribute to any costs associated with a submission. The submitter must meet all costs;
9. The submitter and their representative must not, without written permission of the District, make public any statement in relation to any Expression of Interest document; and
10. The District will not enter into any correspondence or discussion with any submitter relating to decision made by the District on the leasing of the space.



Wild at heart.

District of Elkford

744 Fording Drive PO Box 340 Elkford, B.C. V0B 1H0
P. 250.865.4000 · F. 250.865.4001 · info@elkford.ca · www.elkford.ca

ATTACHMENT 'A'

Site Plan

**The proposed lease space consists of approximately 1,000 square feet*



IMAGE 1: FRONT OF HOUSE



IMAGE 2: KITCHEN



Wild at heart.

District of Elkford

744 Fording Drive PO Box 340 Elkford, B.C. V0B 1H0
P. 250.865.4000 · F. 250.865.4001 · info@elkford.ca · www.elkford.ca



IMAGE 3: LOCATION ON GOOGLE MAPS

- **IMAGE 1: Front of house**
- **IMAGE 2 Kitchen**
- **IMAGE 3: Google maps location**