

EXPRESSIONS OF INTEREST FOR THE FOLLOWING

TRAIN CARS #2 & 3, SHOGOMOC RAILWAY SITE

#9195 MAIN STREET, FLORENCEVILLE-BRISTOL, NB

The Town of Florenceville-Bristol is in a position to provide 2 unique retail opportunities that would be located in 2 newly renovated train cars. The Town owns the “Shogomoc Railway” site which currently includes a railway museum, gift shop, welcome centre, public parking, washrooms, rest area and a 4-Star rated “*fresh* fine dining” establishment.

The Town is accepting “expressions of interest” from those who are interested in establishing a business in these train cars that will complement the site and are compatible with the Town’s goal to enhance the space and provide increased economic development to the area.

1. Train Car #2 has approximately 400 square feet;
2. Train Car #3 has approximately 729 square feet;
3. One bathroom facility located in each train for private use by the tenants’ employees;
4. Public washrooms (2) located nearby in the Welcome Centre building;
5. Utilities supplied by the Town; water and sewer fees (cost built into the rent);
6. General maintenance on the train car and to the site is supplied by Town (cost built into the rent; e.g. snow removal, lawn mowing and parking lot maintenance and repairs);
7. The tenant (Lessee) will be required to provide for their own garbage removal;
8. The tenant (Lessee) will be required to reimburse to the Town the monthly cost of hydro for which the Lessee will be invoiced and provided with a copy of the actual invoice from NB Power;
9. The tenant (Lessee) will be required to sign a two (2) year lease with the monthly cost of rent increasing by 2% for Year Two;
10. Monthly rent is calculated at \$1.80 per square foot plus HST and would be invoiced on a monthly basis.

Further details can be found in the lease agreement which will be provided upon request.

If you have any questions, please contact the Florenceville-Bristol Town office, 506-392-6013.