



Photo credit: Cindy Taylor



Investments Are Happening in Ontario East

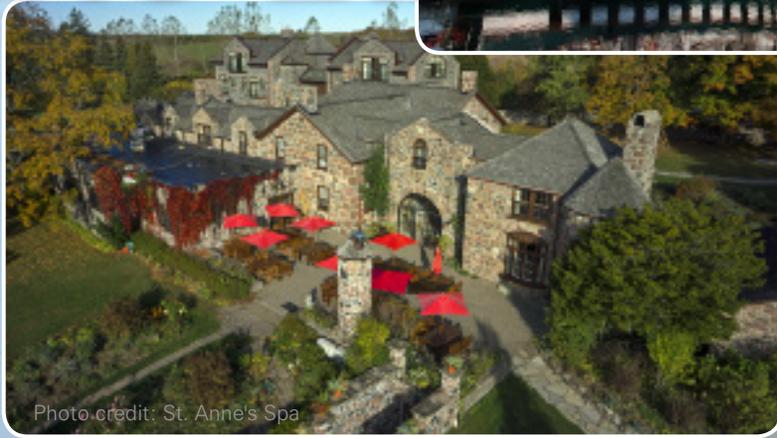


Photo credit: St. Anne's Spa



ONTARIO EAST
ECONOMIC DEVELOPMENT

Tourism Investment Opportunities in Ontario East

Across 200 communities, Ontario East's development professionals are ready to **assist you through the decision-making stages**, from property assessment to investor aftercare services including attracting complementary investments to help businesses remain vibrant. The members of the Investment Tourism Team are committed to ensuring a **clearly articulated approval process** throughout your due diligence phase so that your interaction with municipality and/ or county is fair, consistent, timely and cost effective. Ontario East is business-focused. Our municipal politicians work with federal and provincial levels of government to create opportunities to improve urban and rural infrastructure. From a \$400M investment in regional connectivity, to region-specific investment funds and grants of \$200M, Ontario East is open for business.

Ontario East's **business-focused municipalities** work with federal and provincial levels of government to create opportunities to improve **urban and rural infrastructure**. For example, 90% of remote locations now have high-speed broadband Internet thanks to initiatives like the Eastern Ontario Regional Network (**EORN**). Continually securing **special funding for the region** is an additional effort. Unique grants and loans are available through eastern Ontario's 15 Community Future Development Corporations (CFDC) for companies who help develop the economy.

What Tourism Opportunities Can Ontario East Offer You?

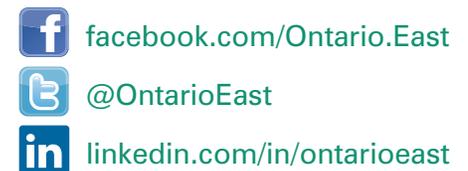
1. Urgent demand for **accommodation along waterfront** and 400-series highways. Each year, 21.1 million visitors and 2 million regional residents visit Ontario East's demand-generating attractions and year round signature festivals. Ontario East's communities have expressed a **need for increased accommodation** for these guests.
2. Proven revenue-generating adventure, hospitality and food businesses available for purchase to complement **sports tourism, craft breweries** and fine dining niches like the region's **farm-to-table** initiatives.
3. Attractive, **historical buildings** improved through **downtown revitalization** programs, building upon a critical mass of quaint settings for major events and day-trips.
4. The ability to leverage **low cost land** to turn rural landscapes into international attractions—while enjoying the atmosphere of vineyards and water views and ensuring your project has ample parking for the masses.

There are also revenue-generating businesses in the region looking for investment.

If you have a project in mind, please contact the Ontario East Economic Development Commission (Ontario East) for a real-time inventory of available properties, market-friendly space and investment-ready opportunities.



ONTARIO EAST
ECONOMIC DEVELOPMENT COMMISSION
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Kingston, Ontario K7L 3N6
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5 Regional Assets to Help Your Tourism Investment Grow

1. A Critical Mass of Attractions.

Visitors see some of Canada's most historical sites in Ontario East while exploring Canadian Shield landscapes and ancient migration routes. The international market is already attracted to the world-famous 1000 Islands but can also cycle more than 500 km of waterfront trails, explore UNESCO World Heritage Destinations, taste Ontario's favourite butter tarts, explore a booming viticultural scene, experience world-class whitewater paddling, scuba dive village ruins and sail a triangle of the world's best boating between the three major waterways connecting Ottawa to Kingston and Montreal. A range of quaint rural shopping experiences complements the growing inn, spa, theatre, viticulture and craft brewery scene. There is tourist interest year round with four distinct activity seasons, from muddy ATV trail exploration to winter skating, skiing, snowmobiling and snowshoeing.

2. Continuous Consumer Marketing

from Tourism Enabler Organizations. To complement your company marketing efforts, the region has a plethora of organizations committed to investing in tourism promotion, and development of tourism products and markets. Significant work has already been done: Creating regional tourism organizations like The Great Waterway and Ontario Highlands;

Extending the Designated Viticultural area beyond Prince Edward County; Developing the Cheddar and Ale Trail for craft brewers and food producers; preparing new and revitalized assets like the genealogical museum for ancestry hunters; and creating an Aquatarium to celebrate the St. Lawrence River's unique water life and history.

3. A Picturesque and Ideal Location. From Lake Ontario to the St. Lawrence Seaway up to the Trans-Canada highway, surrounded by lakes and forests, Ontario East epitomizes "Cottage Country." Ottawa, Montreal, and Toronto's international airports and vibrant city scenes are never more than 2-3 hours' drive away thanks to the infrastructure of three 400-series highways, including the Hwy 401 corridor. In between, you'll find domestic airports offering connecting international flights, rail lines for passengers and cargo, and USA boat and road border crossings making it easy for visitors to explore the region.

4. Year Round High Visitor Rates. More than 21.1 million tourists visited Ontario East in 2012 leading to more than \$2.2 billion in visitor spending the same year. Ontario East already has 2 million residents year round with access to more than 50 million people within 800 km.

5. A Skilled, Business-Focused and

Tourism-Experienced Workforce.

Government programs offer customized training for tourism businesses, ensuring highly skilled employees will help you with relationship-building and business tasks. The region has lower than average employee turnover rates (2.5%), a high instance of bilingualism, and specialist knowledge of food and agriculture with science and tech clusters to help businesses innovate and grow.

AND BONUS: Low cost, available land makes investments more affordable.

Ontario East's land costs and tax rates are significantly lower than provincial, national and international comparisons. Tourism operators and investors find they can more readily afford housing and blend urban and rural living in Ontario East leading to a higher quality of life.

A number of Ontario East's Investment Tourism members are not profiled in the following pages but have opportunities on the horizon.

In addition to the communities in this presentation, other Ontario East Communities have tourism investment opportunities.

Connect with Ontario East to be the first to know about future projects and opportunities: **OntarioEast.ca**

GANANOQUE

Each year, the Town of Gananoque welcomes over 300 000 visitors (and even more to the region) for the 1000 Islands, Frontenac Arch Biosphere UNESCO World Site, attractions, festivals and events. Local competition for waterfront or Hwy 401 accommodation properties like these is high, showing the opportunity for investment. The Town of Gananoque's economic development team is committed to assisting businesses and investors with individualized service.

In addition, Gananoque has several tourism enabler organizations such as: the Thousand Islands Accommodation Partnership, and The Great Waterway, Region 9 Regional Tourism Organization.

The Gateway to the 1000 Islands, the Town of Gananoque offers a variety of unique attractions: 1000 Islands boat cruises, professional live theatre, helicopter tours, three golf courses, beaches, fishing, kayaking, cycling, tower views, casino, shopping, plus tours of the local brewery and winery.

Hotel, Restaurant, Gift Shop:
Ramada Provincial Inn, 10+ acres off Hwy 401



Perfect for visitors passing through the 1000 Islands region year round, the Ramada Provincial Inn is an established successful hotel, already generating a return on investment, offering additional development potential. Located off of the limited access provincial Highway 401, the **75-room facility** features an outdoor **Olympic-sized pool**, **restaurant, gift shop** and more than **10 acres of commercial property**. Décor includes **BC cedar cathedral ceilings**, old brick interiors and Canadian Maple furniture in guest rooms.

GANANOQUE

Gananoque Inn: 4.5 Star Inn, Spa & Restaurant for Sale on Waterfront

The Gananoque Inn is a well-established year round business, with additional development potential, who has earned a **4.5 Canada Select Star Rating** and **2014 Certificate of Excellence from Trip Advisor**.

On the banks of the St. Lawrence River, the Inn was built in 1860 on the original location of the Gananoque Carriage Works and has been a hotel since 1896. In 2014, it features 53 guest rooms, **a spa and two river front restaurants**: The Watermark Restaurant offers memorable fine dining; Muskie Jake's Tap and Grill features casual fare. Guests have fireplace and Jacuzzi suites, spa services, and 500 feet of private docking along stunning waterfront views.

Guests stay to explore the 1000 Islands, the UNESCO Rideau Canal, Kingston's historic limestone fortifications, and the Frontenac Arch Biosphere. Walking distance from the Inn is the Thousand Islands Playhouse, Antique Boat Museum, beach with splash pad and Gananoque Boat Line Cruises. The property is available now.



Photo credit: Tim Forbes

LENNOX & ADDINGTON

Found within an ever-expanding commercial centre, a 1.8-acre property adjacent to Highway 401 in Napanee is **zoned and ideal for immediate hotel development** (with development plans available). Visitor attendance data shows that 14 000 rooms are occupied annually in the Napanee area, with a daily rate of \$110. A new hotel development would serve an **identified need for additional roofed accommodation**. The property also offers further development potential.

Business and pleasure guests are attracted to the area year round. Serving the **sport tourism** market, this property is close to the Strathcona Paper Centre: a double ice-pad, meeting and banquet facility. The facility attracts regional, provincial and national sporting events on a regular basis. Nearby, a need for increased hotel accommodation is furthered by the success of a **reinvigorated, historic downtown Napanee**, a growing business park, and a commercial hub with a diverse mix of local and nationally recognized businesses. Guests come to visit friends and family among the 300 000 residents, popular tourism anchors, and signature festivals within a 20-minute drive. They also enjoy opportunities for hiking, cycling, geocaching, stargazing, fishing and boating.

Tourism organizations that will assist with consumer promotion include the Land O' Lakes Tourist Association and The Great Waterway Regional Tourism Organization.



Hwy 401 Hotel Development Opportunity in Greater Napanee ▲

LENNOX & ADDINGTON

The Addington Highlands Resort Investment Opportunity Report expressed a need for a **resort playground** to showcase the **world class adventures** and heart of eastern Ontario cottage country paradise available year round in Addington Highlands. An investor would capitalize on the easy access to **6 million residents** within a 2-hour radius. No other major resorts or hotels are in the area so your project would benefit from nearby highways and **four distinct seasons** offering everything in the “great outdoors”: At your doorstep are 5000 lakes and rivers within the Canadian Shield for water-oriented recreation, mature forests for foot or bike exploration, and a winter wonderland of professionally groomed snowmobile trails.

Multiple properties are available so there is room for additional development potential and ample opportunity to find a **best-fit property** to suit the developer’s scope. Tourism organizations to assist with consumer promotion include the Land O’ Lakes Tourist Association and the Ontario Highlands Regional Tourism Organization.



Ecolodge, Upscale Resort Development in Addington Highlands

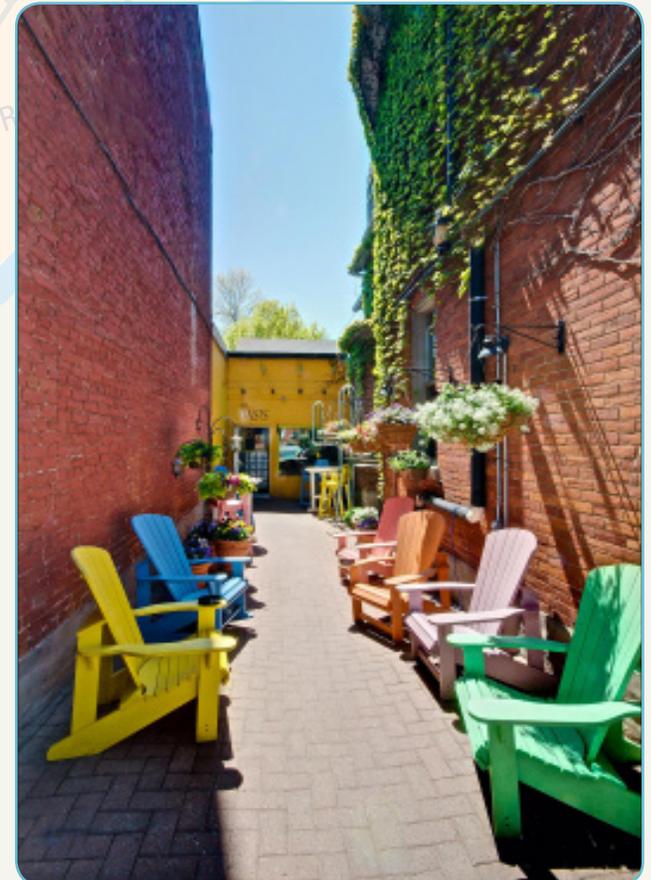
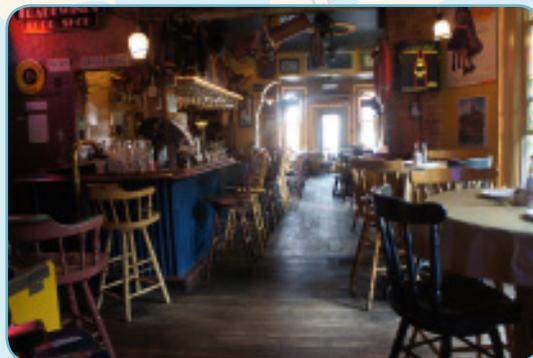
NORTHUMBERLAND COUNTY

NORTHUMBERLAND COUNTY ATTRACTS 1.3M TOURISTS ANNUALLY

- ▼ 198 Seating Restaurant, Plus Bar and Well-Appointed Top Floor Apartments for Sale

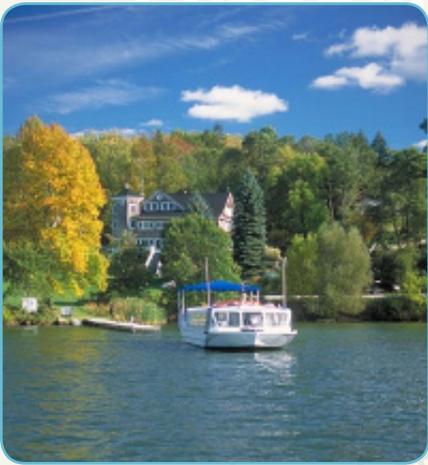


The Oasis Bar & Grill is a **four-season commercial space** and business for sale at \$550 000. On top of its 4100+ ft² building, restaurant seating for 198 people, two dining areas, (plus bar), 12x24 covered patio and 31x35 exposed patio with outside bar, the property also offers **potential for new development**. The Town of Cobourg has 18 500 residents attracting annual visitors who come for niche tourism experiences and signature festivals year round.



Toronto

NORTHUMBERLAND COUNTY



10-Room, 10-bath Restored Mansion on Cobourg's Rice Lake – Available for Sale PLUS Marina Purchase Opportunity ▼

The 5940+ ft² **architecturally impressive** mansion on **Rice Lake, 90 minutes east of Toronto**, is an Award-Winning inn with an established 17-year-old business along one of eastern Ontario's most popular cottage and fishing lakes. **The Victoria Inn** (B&B) offers incredible views of Rice Lake along its **450 ft of lake frontage**. To accentuate the building's heritage and history and add modern comforts, major restoration and refurbishing work was completed; the mansion now offers excellent insulation, hardwood floors, as well as deck and pool in a private yard.

Zoned for business or home, this property is readily available and has additional development potential on its **2 acres** and could be bundled for sale with the adjacent **Audley's Cove Marina**, or become a private lakefront property.



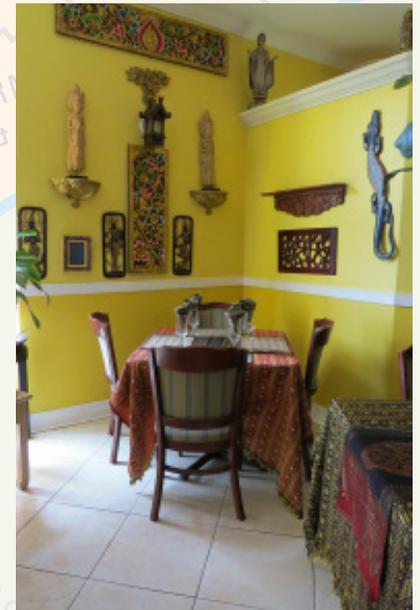
PORT HOPE

Port Hope also benefits from Northumberland County's annual attraction of 1.3 million tourists. The 80 000 regional residents earn an average family income of \$91 732, and the average family size is 2.9. Demand generating attractions nearby include: Port Hope's **thriving Capitol Arts Centre**, Trinity College Private School and the Ganaraska River where watching the migration of fish is just one of the area's many signature events. Port Hope's Development team meets with you to help you through your due diligence and development process. **Investor aftercare** includes tourism promotion from the Municipality of Port Hope and our partners include Northumberland County, Capitol Arts Centre, Regional Tourism, Heritage BIA, Downtown Restaurant Association and Port Hope's Downtown Revitalization program.

90-Seat Restaurant + Banquet Room & 3rd Floor 2-Bedroom Apartment for Sale



Presently generating a return on investment for the past 7 years as a Thai restaurant, this building and restaurant business offers **additional development potential** and is for sale at \$750 000. The restored historical downtown building has had recent investments including a new roof (2004), and upgraded gas furnace and electrical service. **Bualai, a Taste of Thai**, attracts consumers four seasons of the year. A **Financial Feasibility Analysis** is available upon request. Investors can expect aftercare from the Port Hope Economic Development and Tourism Department, and Port Hope's tourism and business partner organizations.



PORT HOPE

Ontario

▼ Fully Serviced, “Shovel-Ready” & Zoned for Hotel, Restaurant and/or Commercial Development near Hwy 401



A \$1.28 billion Port Hope Area Initiative, (Federal project over 10-12 years) will realize an estimated 1000 new project jobs creating a need and **opportunity for weekday accommodation.**

Port Hope's fully serviced Business Park offers a 5.5-acre block that is available immediately. It offers **Highway 401 visibility** and **additional development potential** beyond the zoning for hotel, restaurant and accessory retail. The Municipality can create any size lot larger than 1 acre to suit hotel or other development needs.

Lake Ontario



HASTINGS COUNTY

Hastings County's **1.6 million annual visitors** are attracted to the area's niche Wellness tourism market and encouraged by tourism enabler organizations like the Land O' Lakes Tourism, Ontario Highlands Tourism Organization (Regional Tourism Organization 11), the Bay of Quinte Tourist Council, the Bancroft and District Chamber of Commerce, as well as tourism promotion and product development from municipalities and county.

Currently hosting golf tournaments for up to 144 people, with active weekly leagues for ladies, senior men, couples and juniors, the **Tweed Golf Course** offers a turnkey operation, available immediately, with assistance to help the future buyer get started.

The **new 2300 ft² clubhouse** was built in 2007, and offers seating for 56 upstairs and 125 downstairs, with a **9000 ft² wrap-around deck** to host weddings, business meetings and family gatherings. \$2 million has already been invested in the **170 acres** which have additional development potential. The golf course features nine ponds with a mix of mature and 4000 newly planted trees, a new pumping system for **irrigation** and a **new driving range**. Drawing from Belleville, Trenton, Madoc, Stirling, Marmora, Napanee and Picton's 170 000 local population, plus summer cottagers, this property benefits from being the only course within 30 km.

▲ 18-Hole Golf Course, New Clubhouse & two Apartments on 170 Acres

FRONTENAC COUNTY

Tourists come to Frontenac County **for some of eastern Ontario's most picturesque countryside at all times of the year**, and to access the Frontenac Arch Biosphere, a UNESCO World Biosphere Reserve. The ancient granite bridge is a historic path for migration allowing for unique bird watching experiences. Investor aftercare is offered from the Frontenac CFDC and the region is promoted to consumers year round through the Land O'Lakes Tourism Association, Tourism Kingston and The Great Waterway, Region 9 Regional Tourism Organization.

After over a century in operation, the **General Wolfe Hotel** is a **prestigious, established waterfront business offering exceptional year round waterfront** & skyline views of Kingston and Lake Ontario. Guests can walk or drive onto the ferry, free of charge. The 10 well-appointed hotel rooms (fully renovated in 1999) are only two blocks from the Wolfe Island ferry dock. Recipients of **Canada's Year of Tourism Award**, Restaurant Distinction Award and the 2008 Golden Fork Award, immaculate 2-and-3 bedroom executive apartments await as well as a cocktail lounge, formal dining with seating for 135, sports bar with seating for 170, waterfront bistro and ample dock space in the 48-slip marina.

Already generating a return on investment, from the 11 million people within three hours' drive, 30-50% investment and limited cosmetic upgrades are needed to take over this business.

Established buildings comprise 15 250 ft² (above grade) on a 53 625 ft² site. Local competitors on Wolfe Island include Dream Catchers Inn B&B. From this property, guests access the Frontenac Arch Biosphere, music Festivals, the historic City of Kingston, Fort Henry, the Rideau Heritage Route and 1000 Islands Cruises.



Cocktail Lounge, 48-Slip Marina & Waterfront Bistro,
in the 1000 Islands for Sale

LEEDS GRENVILLE

Year round, the Great Waterway region attracts 9.3 million visitors, who spend \$973 million annually.

▼ 14-Guest-Room Motel across from Gananoque–1000 Islands Cruises



Originally planned to be a 2-storey motel, the **Capricorn Motel Royale** and residence has 16 rooms with 14 guest rooms, 1000 ft² storage building and a 10-year-old 2-bedroom modular home on **2.7 acres in the 1000 Islands**. Located across from the waterfront and Gananoque Boat Lines,

the area attracts over **11 million people** who live within a 3-hour radius. Priced at **\$549 900**, with a **Financial Feasibility Analysis** available, the property is already generating a return on investment and has additional development potential to capitalize upon attractions nearby: 1000 Islands Boat Cruises, Fort Henry, Upper Canada Village and 1000 Islands Skytower. Additional tourism enabler organizations to attract consumer attention include the 1000 Islands Accommodation Partners.



30 minutes from downtown Ottawa along Highway 416 (with easy access to the 417 and 401), year-round accommodation development is sought in Kemptville. To help developers, the municipality is open to Public-Private Partnerships and offers a 2012 Hotel Feasibility

Study, Development Plans and a Financial Feasibility Analysis.

Across multiple properties, **Kemptville offers 50 acres of Investment-ready land**, which could be used for additional types of development. A client-friendly Development Review team will make the process more efficient for you now and take better care of investors after development. Demand-generating attractions nearby include the Rideau Canal, the Ferguson Forest Centre, eQuinelle Golf Course and an historic downtown. Additional tourism enablers marketing this area include the Rideau Heritage Route Tourism Association.

▲ North Grenville, a growing community, needs more accommodation: 50 acres and Partnership Opportunities

LEEDS GRENVILLE

Terrace View Bed and Breakfast, a 10 000 ft² B&B with six rooms (with ensuites) and additional development potential, offers luxury finishings and workmanship seen in the Scarlett O'Hara grand entrance, sweeping staircase, 15-point chandelier, hardwood floors, 10 ft ceilings, three fireplaces, and executive kitchen with breakfast room for 16.

Built in 2010, the property is **already generating a return on investment** and offers you a **Financial Feasibility Analysis** and **Development Plans** for the **\$1,699,000 selling price**. Guests are attracted to the **water access**, plus three balconies and terrace that **overlook vineyards** and **water**.

Nearby, the demand-generating attractions include the 1000 Islands theatre, cruises, skytower, golf, niche shopping and the 1000 Islands Parkway drive. **Conference room, exercise room and space facilities** are nearly completed to attract corporate groups for future owner-operators. The Counties' Economic Development department and the Municipality of Leeds and 1000 Islands manage the aftercare of investors. Additional Tourism Enabler Organizations for this property include 1000 Islands Accommodation Partners.



6-Room luxury B&B with vineyard. Waterfront access and views of the 1000 Islands

RENFREW COUNTY

Ontario's Adventure Playground and Whitewater Capital of Canada, the Ontario Highlands Tourism Organization and Ottawa Valley Tourist Association provide market development and consumer marketing promotion for Renfrew County's signature festivals, adventure tourism and four season activities. Tourism investors are supported through local associations for business and tourism as well as the County's economic development professionals.



Whitewater Rafting, Paddling and Camping Resort on Ottawa River Rapids (Waterfront Wilderness Spa & Retreat Potential) ▼

An operational success since 1980, **RiverRun Rafting** on the Ottawa River has international recognition under the leadership of the present owner and founder as one of the premier whitewater **rafting and paddle sports companies in the world**. The 165-acre property features a spectacular waterfront, sandy beach, wooded trails and secluded gardens. The Canadian Shield landscape enables water and paddle sports, hiking, mountain biking, cross-country skiing and snowshoeing on the property's extensive trail network that connects to a large regional trail. The presence of successful local whitewater business competitors demonstrates the international quality

and attraction of the area's whitewater and adventure experiences. The company's 1-and-2-day rafting packages start and finish from the resort, eliminating the need for bus or boat shuttles for clients and enhancing the guest experience. The all-inclusive resort packages include camping, cabin accommodation, meals and sports and recreation resort activities. The business also owns a riverside lunch site at a scenic rapids along the **whitewater corridor**.

The Ottawa River's multiple channels offer such a wide range of whitewater options that excursions may be tailored to all skill levels, from ages 7 to 80. The company has been successful attracting older teens and adults, and in offering packages for families, corporate, school and sporting groups. The largest market share is from Ontario, followed by the **USA** and international clients. There is excellent potential for growth in the **European market**, which has been strong for years, and there has been recent growth from **Central and South America**. There is untapped potential to market more packages targeted at emerging markets and for longer stayovers. Two million people can be accessed within a 2-hour drive and the region attracts 1.8 million annually for the nearby four-season adventure, arts, culture, food and **craft breweries**. Additional development potential is strong for a wilderness spa and retreat.

The business is generating a return on investment, is available immediately and offers a **Financial Feasibility Analysis**.

RENFREW COUNTY



Ski Hill and Lodge for Sale - Madawaska Mountain Ski Resort



Ontario's 6th **highest vertical mountain** is 1 mile in length, and offers great snow each year as well as a mix of easy and challenging runs served by the T-bar and rope. The Madawaska Ski Resort **lodge** has a view of the hill, with a fireplace on each level, and sells healthy food in the canteen with a licensed lounge upstairs.



Already generating a return on investment, in the heart of cottage country (accessible from the 401 corridor and the GTA) the property has **additional development potential** on top of its four-season skiing, hiking, walking and biking activities. Demand-generating attractions nearby are **Algonquin Park**, a cross-country ski trail network, and an extensive snowmobile trail network.

In the past 3 years, **lands and assets were consolidated** into the ownership; additional investments included upgrades to grooming, ski tows, and maintenance facilities, and improvements were made to the already well-maintained lodge. Accommodation and overnight packages are available close to the hill. Viable operation can continue, while more development occurs. The present owner is **open to partnerships** or available to sell immediately. There are no local competitors for the local area's population of 100 000 and the 1.8 million annual visitors to the County.



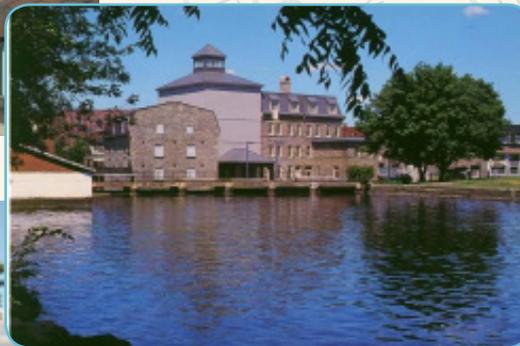
LANARK COUNTY

Within easy reach of Ottawa, Brockville and Kingston, Lanark County is located along the Rideau Canal, a UNESCO World Heritage site, and many other year round demand-generating attractions, offering visitors fast access to local residential markets and greater capacity for international marketing. The Town of Smiths Falls' Economic Development Office cares for tourism investors through strong local and regional tourism marketing for product development (from the Sustainable Tourism Empowerment Pathway Program: STEP), as well as access to business incubation and funding programs, expertise, referrals, mentoring, and coaching from the Valley Heartland CFDC.



Historic Heritage Stone, Mill & Water Treatment Facility on Rideau Canal

Built in the 1800s, along **2.5 acres of UNESCO Rideau Canal waterfront**, this 16 206 sq ft² facility, with multiple level stone, brick and concrete outbuildings was a Water Treatment Plant until 2010.



Situated at the base of Smiths Falls' downtown (along the boat mooring, rapids and hand cranked locks) the property is co-located with Parks Canada Rideau Canal Headquarters, a **self-guided museum and Visitors Centre** and is available immediately. There is lots of parking with opportunity for parking expansion and additional development potential.

The property would be an ideal boutique hotel, Inn, condo development, commercial/retail mix or arts venue, or suitable for hydro generation. Development Plans are available and Public-Private Partnerships are negotiable. There are no local competitors for this kind of facility, but the property is close to major cities with year round attractions. You can access **5 million people** within three hours' drive towards Montreal or Toronto. 1.2 million people live within 45 miles and the area sees more than 1 million annual visitors.



LANARK COUNTY



The present construction company owners (with experience in residential and commercial building) of the **Gallipeau Centre** (800 000 ft² in one building) seek immediate investment and partnership to undertake further development of this property. **Financial Feasibility Analysis & Development Plans** are available and land severance and **Private-Public Partnerships** are negotiable.



The **campus-style property** is already generating a return on investment through residential apartments, the site's Parrot Partner sanctuary and tourism attraction, the Hub Recreation and Athletics centre, the Exceleator business incubator and co-work facility and two Rivers Food Hub.



The 850-seat performing arts auditorium, 280 serving capacity ballroom, 5-storey 200-room residence (previously a "Nurses Residence") and additional out buildings offer an indoor pool, two gymnasiums, a hockey rink pad and greenhouses— plus additional development potential for a hotel/ convention centre and golf course on the

extensive grounds (300+ acres). Multi-storey windows in the former boiler rooms offer brewery or distillery potential. Residential apartments with Florida rooms are on-site. The 850-seat auditorium hosts concerts and performances year round.

The property has **access to 1.2 million residents within 45 miles**, and 5 million people within three hours' drive to Montreal or Toronto. The area has excellent four-season demand-generating attractions nearby: an Aquatarium, UNESCO World Heritage sites, Canada's Parliamentary buildings and the Rideau Canal Skateway.

The **Rideau Canal** attracts 1 million annual visitors, within a 20-minute radius, for boaters, land, sports, golf and signature festivals. Although close to Kingston and Ottawa's competitive markets, there are no local competitors offering this type of facility. There is an excellent workforce potential since 83.2% of the local population is over 15 years old.

▲ Multi-Use 800 000 ft² Facility & 300+ Acreage Facing Rideau Canal: 40 Minutes from Ottawa

BROCKVILLE

Proposed Hotel Development on Brockville Waterfront – three Specific and Separated Lots – Ideal for Hotel and More ▼

The last of the City of Brockville's waterfront lots, three waterfront parcels within the downtown city core offer 1.3-, 1.24- and 1-acre areas, and two lots can be connected for a larger development. Detailed waterfront and Official Plan documents support development of these properties, including PKF feasibility reports; these will be updated as part of the process. Zoning amendments are required on 2/3 of the properties, but one parcel has completed remediation and is **shovel-ready**. The City's Planning Department, City Council and community **want commercial roof accommodation in the downtown core** and are supportive of policy changes. Investment is based on specific lot acquisition but property pricing is under review and assessment.

Ideal for a hotel, the properties also offer additional development potential. A Financial Feasibility Analysis is available on request and **Public-Private Partnerships** can be negotiated. The area has 1.2 million people nearby, and the City hosts 600 000 annual visitors year round who come for Brockville's demand-generating attractions: the **Aquarium**, Farmers Market and **sunken historical villages in the St. Lawrence River**. Expect investor aftercare, product development and consumer marketing support from Tourism Brockville, the Brockville Economic Development office and the Downtown Board of Management.

