

## EXPRESSIONS OF INTEREST – FLORENCEVILLE-BRISTOL TOURISM ASSETS

LOCATED AT: 9207 MAIN STREET, FLORENCEVILLE-BRISTOL, NB

- 1) Former SHOGOMOC WELCOME CENTRE
- 2) Former SHOGOMOC TRAIN STATION MUSEUM
- 3) Former FRESH FINE DINING RESTORED CP RAILCAR KITCHEN AND DINING ROOM

### OVERVIEW

The Town of Florenceville-Bristol is seeking Expressions of Interest (EOI) from entrepreneurs/enterprises having an interest in leasing and developing tourism sector-related businesses at three adjacent structures situated at what is referred to as the Shogomoc Railway Site:

**The Shogomoc (former) Welcome Centre:** The wood frame building is 22' x 54', the largest and most modern of the three facilities and having the greatest multi-purpose potential. The main floor includes an open floor space with vaulted ceilings, an office, interior staff washroom, two exterior access public washrooms, and a large deck with wheelchair accessibility. The basement is finished and includes another washroom, kitchenette, and two storage rooms (see details in Appendix A).

**The Shogomoc Train Station (former) Museum:** The 1914 CPR Train Station features a period railway heritage motif that should be retained in the course of any form of development (see details in Appendix B).

**The restored CPR Railcar kitchen and dining room (former Fresh Fine Dining):** This former destination railway-themed dining facility has enjoyed capacity for up to 26 patrons, with a well-equipped institutional-grade kitchen (see details in Appendix C).

### SITE VISITS AND INFORMATION

For more information or to arrange interior and exterior site visits regarding any or all of these facilities, please contact Bobbie O'Donnell, Tourism and Business Development Manager, at 392-6763, ext. 202 or by email at: [tourism@florencevillebristol.ca](mailto:tourism@florencevillebristol.ca).

Interested parties are invited to submit in writing a brief concept proposal addressing the following:

1. Proposed use of building(s) and type(s) of operations, including specific/detailed reference regarding said use's suitability to the site and structures.
2. How the proposed use will enhance the Town's overall destination development strategy (documentation can be provided upon request detailing how Florenceville-Bristol is 'Building a Strong Tourism Economy').
3. Proposed periods (seasonal vs. year-round) and days and hours of operation.
4. Although not required at the EOI stage, any available details concerning the proposed business name, business registration and tax number, etc. would be considered an asset.
5. A summary regarding any proposed capital requirements (infrastructure). Detailed cost estimates are not required at this stage.
6. Anticipated start-up date of the proposed operation.

Special consideration will be given to proposals that also address the following:

- Job creation.
- Enhanced quality of life for the residents of Florenceville-Bristol.
- New services/products offerings
- Encouragement in welcoming newcomers.
- Adds to the clustering of tourism businesses within and surrounding Florenceville-Bristol.
- Low environmental impact.

Interested parties may submit proposals confidentially no later than 8:00am, ADT, **Monday, November 1, 2021** via email in PDF format to [tourism@florencevillebristol.ca](mailto:tourism@florencevillebristol.ca) or in hard copy to:

Town of Florenceville-Bristol  
Attn: Bobbie O'Donnell  
Tourism and Business Development Manager  
19 Station Road  
Florenceville-Bristol, NB E7L 3J8

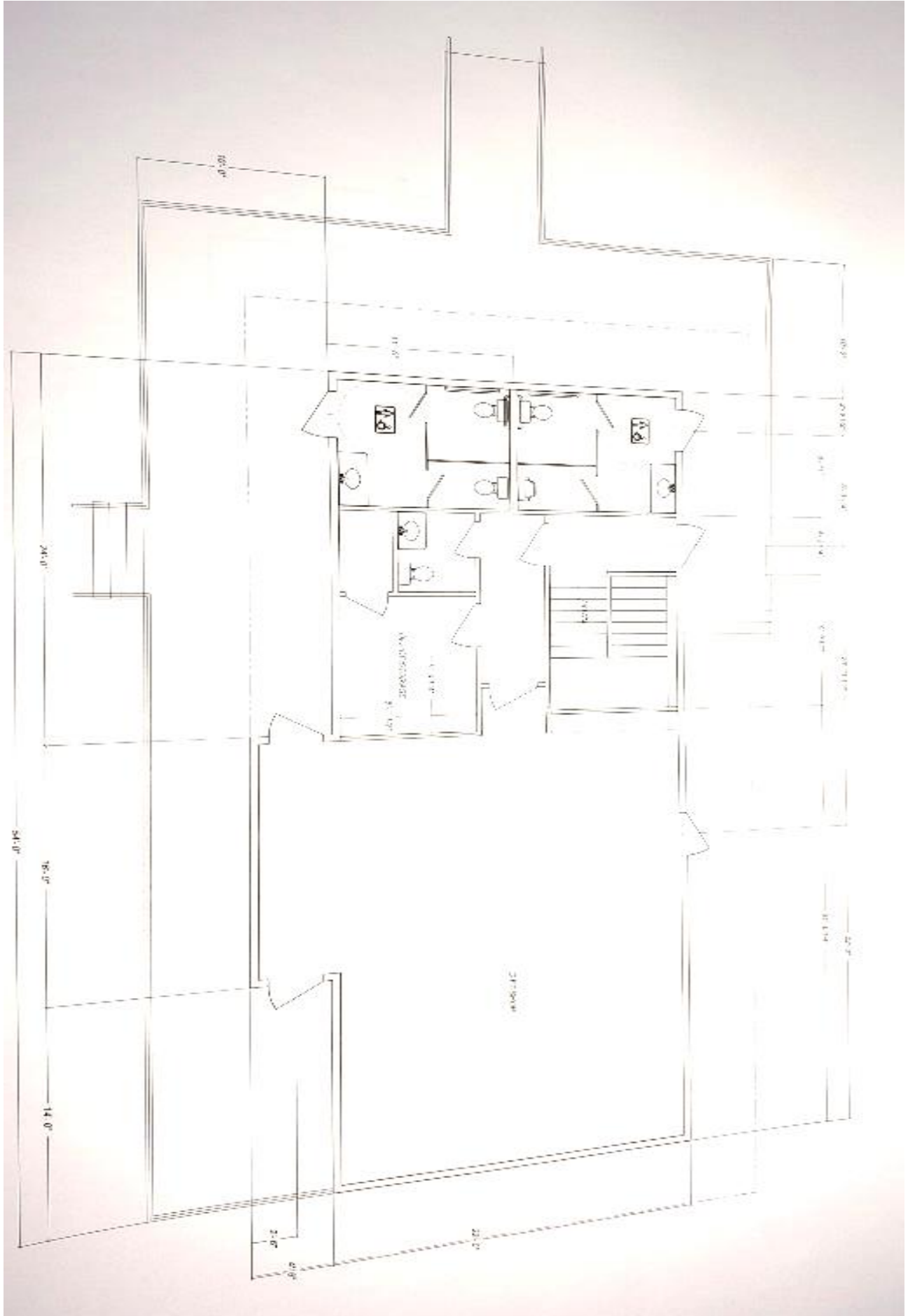
**Proposals will be reviewed by Town Council in a closed session.**

**APPENDIX A - The Shogomoc (former) Welcome Centre :**

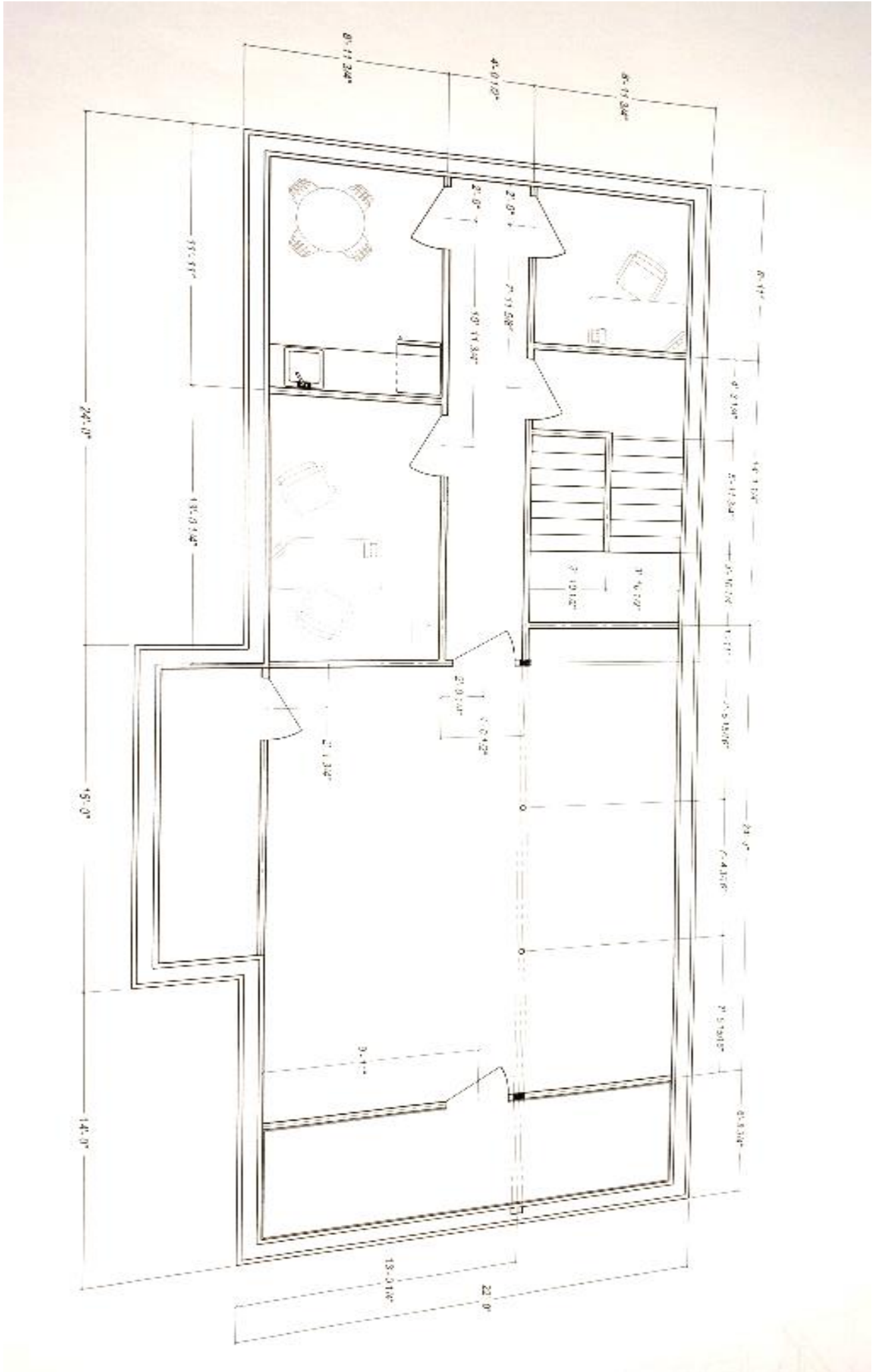




**Shogomoc (former) Welcome Centre Main Floor Plan:**



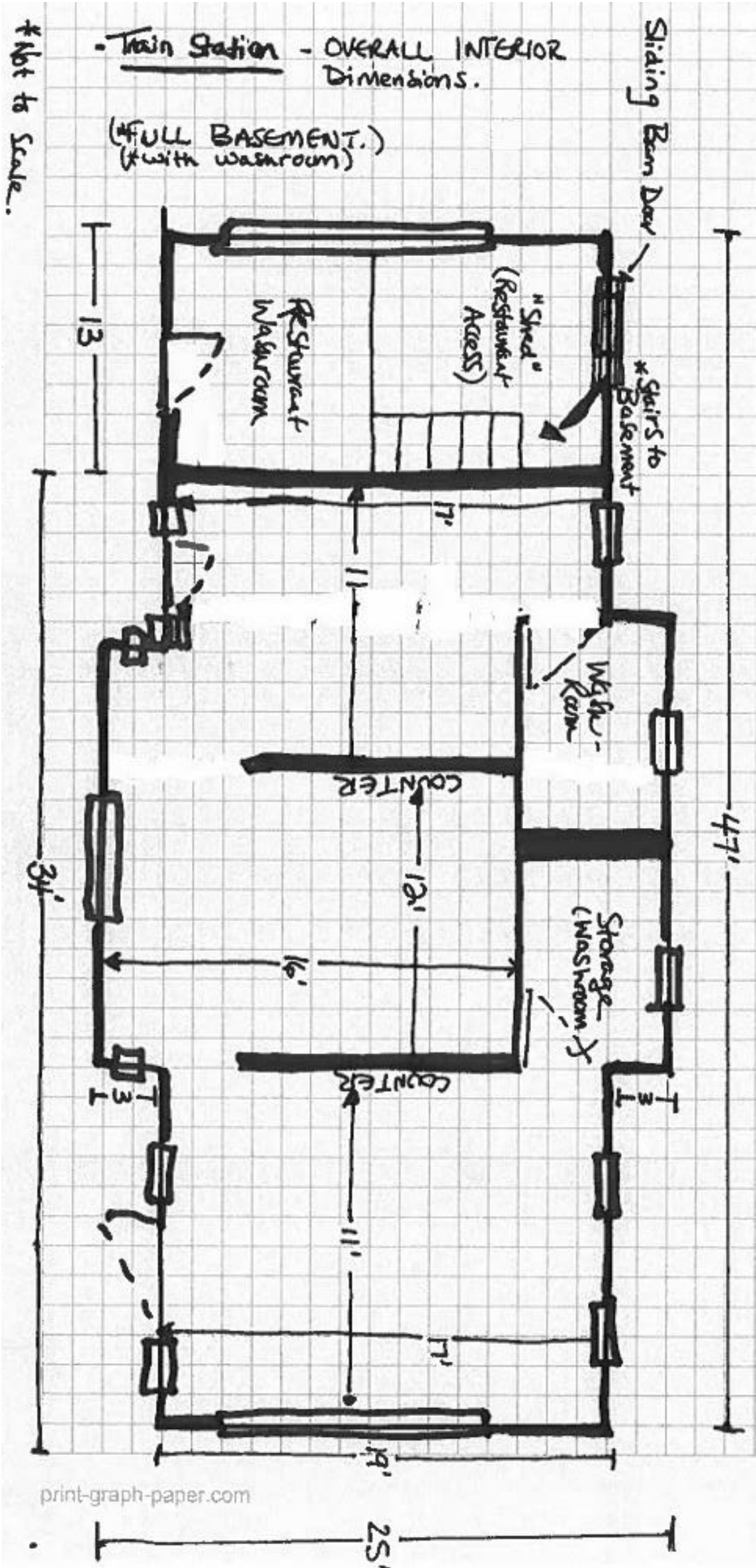
**Shogomoc (former) Welcome Centre – Basement Floor Plan:**



APPENDIX B - Shogomoc Train Station (former) Museum









**APPENDIX C - The restored CP Railcar kitchen and dining room (former Fresh Fine Dining):**

Railcar #1 is approximately 675 sq ft (former Fresh Fine Dining) and Railcar #2 (kitchen) is approximately 270 sq ft, providing a total of 945 sq ft. Washrooms are housed in the adjacent Shogomoc Train Museum. The following outlines the current list of equipment housed within the kitchen and foodservice areas:

- One 7.2 cubic-foot Kenmore Chest Freezer Model 14742 Serial WB72132358
- One Frigidaire Upright Household Refrigerator
- One Garland Double Char broiler ED-30B
- One Garland Oven Master 200 Serial 0703100235478
- Two Garland Burner Units ED – 15 HSE 9 'Burner Designer Series
- One Stainless Bar Fridge Model SE 80106-2 Serial 69050124
- One Moyer Diebel Dishwasher Model 401HTM3 Serial W13759
- All Dining Tables and Chairs
- Two Oxblood High Back Armchairs, Queen Anne style



***The restored CP Railcar kitchen and dining room (former Fresh Fine Dining):***



