



EXPRESSION OF INTEREST

CNR Station

The Town of Pictou is hereby inviting interested companies or individuals to submit an “Expression of Interest” for **a portion of the ground floor space** at the former CN Station at 71 Front Street. The CNR Station is located on the Pictou Waterfront in the downtown district, just minutes from restaurants, attractions and shopping.

The Building

The building is designated as a National Historic Site under the *Historic Sites and Monuments Act* (https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=309). Built in 1904, it is a rectangular, two-storey brick building displaying elements of the Chateau style. Detailing includes ornate stonework, Elizabethan gables and a Palladian window in the main bay. A projecting exterior canopy runs the length of the building on both the platform and street-facing elevations. All alterations to the property must adhere to applicable regulations under National Historic Site designation.

The space available is approximately 2,222 sq ft with potential outdoor options onsite. Attached is a floorplan of the available space. The areas highlighted in red are community spaces and council chambers, yellow is common space and green is the historic space that is currently unutilized.

The current annual operating cost of the building is approximately \$30,000. Considerations related to use of the property will include the extension of business and/or use of outdoor space on immediate property which must comply with applicable by-laws (for example Vendors By-Law).

Considerations

The building currently houses Pictou Town Council Chambers, offices of the Pictou Lobster Carnival and is home base for “Bikes for Kids” Pictou County. Seasonal recreational programs may take place in other sections of the building. Available onsite are washroom facilities, Wifi and ample parking space.

Over the past several years the Town has completed several upgrades to the building including new windows on lower floor, heating efficiencies, exterior lighting and fixtures. On site is an electrical vehicle charging station in the parking lot. This is a waterfront facility that is in very close proximity to both private and public development initiatives on the Pictou waterfront. View the Pictou Waterfront Development Plan at this [LINK](#).

Submissions

Submissions must include the following: descriptions of activities, duration of proposed activities, and maintenance expectations. The monthly rent for the space is negotiable and may include utilities (water, power, sewer), and existing internet. Submissions must include \$5 million in insurance. Upon signing a contract, first and last months rent are due, and rent is due at the beginning of each month.

The following are other considerations that may be beneficial to include: security requirements, regulatory permits, public access, inspections and risk management plan, accessibility, and applicable by-



laws related to proposed use. Any added opportunities for experiential tourism would be considered an asset.

Sealed proposals will be received by the undersigned until 4:00 pm local time on Monday, June 3, 2024

2024 Expression of Interest: CNR Station

Town of Pictou

c/o Kyle Slaunwhite, CAO

PO Box 640

40 Water Street

Pictou, NS B0K 1H0

Facsimile or electronic submissions will not be considered. The Town of Pictou reserves the right to reject any or all Proposals or to accept the Proposal which it deems to be in the best interests of the Town of Pictou.