



BLUE GABLES BED & BREAKFAST

**4305 SIMCOE ST
NIAGARA FALLS, ON**

**INFORMATION
PACKAGE**

**OFFERED AT
\$625,000**



Royal LePage Niagara
Real Estate Centre
Brokerage; Independently
Owned and Operated

ROYAL LE PAGE

DOUGLAS B. MCNAUGHTON

A.P.A.(Can), I.C.I.A., R.P.A., A.I.P.F.M. (UK)

Sales Representative

**ROYAL LE PAGE NIAGARA REAL ESTATE,
BROKERAGE**

33 Maywood Avenue

St. Catharines, Ontario L2R 1C5

(905) 688-4561 FAX (905) 685-3492

Email: dbm@niagararegioncommercial.com

Website : www.niagararegioncommercial.com

*Blue Gables Bed and Breakfast
4305 Simcoe Street*

Information Package, V. 01

THE OPPORTUNITY

Blue Gables is a licensed Bed & Breakfast ,in the City of Niagara Falls, which boasts 100% occupancy in Tourist Season with a world wide clientele thru the internet. The current Owners, Joe and Yvette Torarski have over the past eight years built this into a very successful B&B business through their dedication and hard work. They have invested approximately \$125,000 in upgrades to the building and the Victorian style decor.

Included in the Purchase Price are all the chattels and fixtures (to be supplied as part of the Offering process) needed to continue this successful B&B, along with the name, all internet sites and clientele list. The Owners have agreed to provide management training.

Bed and Breakfast establishments provide the Tourist with a relaxed atmosphere in a home style setting with privacy and personal service. We see this as the way of the future accommodations.

This investment would be a great opportunity for a retiree or person planning to retire but still wanting to stay active and earn income. Total turnkey operation! Just bring you enthusiasm book and personal belonging to your well appointed private self contained quarters!

STANDARD FORM OF OFFER

A Standard Form of Offer is available through Listing Agent. All Offering Kits will be sent out by email by request only.



OFFERING SUMMARY

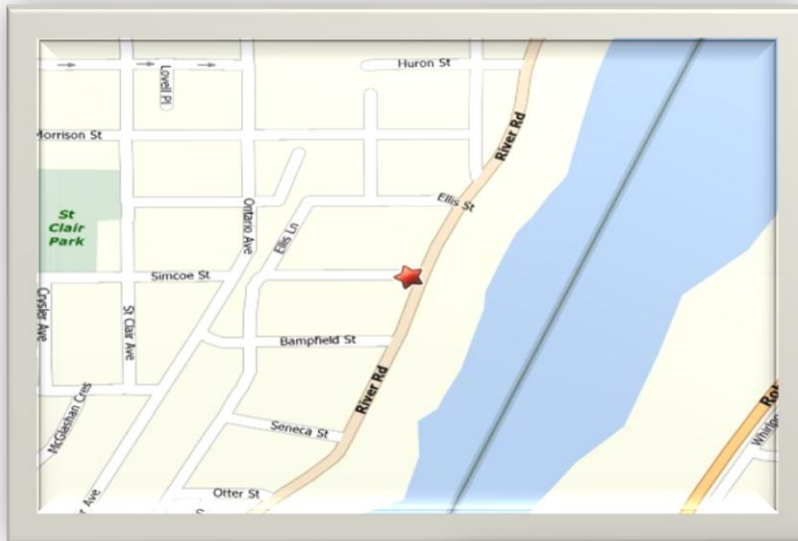
Legal Owner	Frank Joseph Torarski Yvette Pierrette Torarski
Legal Description	Plan 603 Lot 1132 Pt Lot 133
Address	4305 Simcoe Street, Niagara Falls
Zoning	R2 with Special Provisions 19.1.2
Building area	≥4,800 sq
Land area	≥ 12,885 sq ft
Lot Size	75 ft x 171.8 ft
Parking	Tandem gravel drive Parking for 8 cars Two car garage
Intersection	Simcoe Street & River Road
Current Use	Bed and Breakfast/Residence
List Price	<i>\$625,000</i>
Terms	Treat as clear Cash to New Mortgage
Financials	To be supplied to serious proponents

Blue Gables Bed and Breakfast
4305 Simcoe Street

Information Package, V. 01

LOCATION MAP

- Close proximity to Rainbow Bridge to USA
- Quiet area of Niagara Falls across from Niagara River
- 5 minutes from Hwy 420
- 6 minutes from the Casino Niagara and Clifton Hill tourist district
- Heart of Bed & Breakfast District
- People Mover just a few steps away



ZONING

RESIDENTIAL SINGLE FAMILY AND TWO FAMILY ZONE (R2 ZONE)

Section 19.1.2 – Exceptions and Special Provisions

“None of the provisions of section 7.7.1 shall apply to prevent the use of a one family detached dwelling or a semi-detached dwelling or a duplex dwelling within the area bounded on the north by Morrison Street, on the west by the railway right-of-way of Consolidated Rail Corporation, on the east by River Road and on the south by that section of John Street between River Road and Falls Avenue, that section of Falls Avenue between John Street and Highway 420 and the section of Highway 420 between Falls Avenue and the said railway right-of-way and designated R2 and numbered 2 on sheets D3 and D4 of Schedule “A” for the purpose of a tourist home containing no more than 4 rooms for tourists in such dwelling, provided that the external appearance of such dwelling as a residence is maintained and the parking facilities required in section 4.19.1 are provided and maintained;”

Tranquil Koi (Coy) and Goldfish Pond with private side yard for Guests



***PROPERTY DESCRIPTION
MAIN LEVEL***



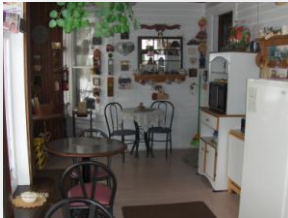
FRONT PARLOR

- 13'0 x 12'6
- Large picture window stain glass accent
- Refreshed inlay wood floors



FORMAL DINING ROOM

- 13'0 x 14'9
- Large picture window with upholstered seat
- Antique wood burning fireplace
- Glass French Doors



CAFÉ STYLE PORCH

- 19' x 10 irr
- Tongue and groove wood
- Ceramic floors
- Wood entrance door with glass insert
- Wooden door w/stained glass insert to foyer
- Multitude of windows for lots of natural sunlight



KITCHEN

- 11'10 x 18'0
- Eat in Kitchen
- White high gloss cabinets w/Formica countertop
- Laundry facilities
- access to basement
- steel entrance door with glass insert

***PROPERTY DESCRIPTION
MAIN LEVEL***



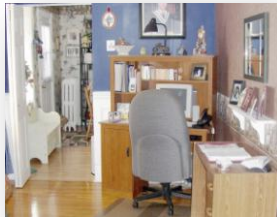
POND ROOM

- 13 x 9'7
- 3 piece ensuite
- wood floors
- Private exit to deck and side yard



KELLY'S ROOM

- 10'4 x 11'4
- 3 Piece ensuite
- wood floors



OFFICE

- 12 x 8
- Internet
- wood floors



Staircase and Front Foyer Antique Fireplace in Dining Room



SECOND LEVEL



SATIN ROOM

- 12' 3 x 13'3
- Queen size bed
- Private 4 piece bath
- Wood floors
- Window a/c



TWILIGHT ROOM

- 13'3 x 13'3
- Queen size bed
- Ensuite 3 piece bath
- Closet
- Personal in wall a/c
- Wood floors



VICTORIAN ROOM

- 13 x 9
- Queen size bed
- Private 3 piece bath
- Personal in wall a/c
- Wood floors



CALIFORNIA ROOM

- 10 x 12'4
- Queen size bed
- Ensuite 3 piece bath
- Closet
- Personal in wall a/c
- Wood floors



SUN ROOM

- 8 x 10'6
- Multitude of windows for natural light
- Wood Flooring

LOWER LEVEL



HONEYMOON SUITE

- 20 x 19
- Queen size bed
- Ensuite 3 piece w/whirlpool tub
- Private entrance
- Sitting area
- Cast Iron Woodstove
- Carpeting

OWNER'S QUARTERS



GREAT ROOM

- 19 x14
- Open concept
- Kitchenette
- 2 piece powder room
- Private entrance at side of building
- Patio door to private deck
- Ceramic floor



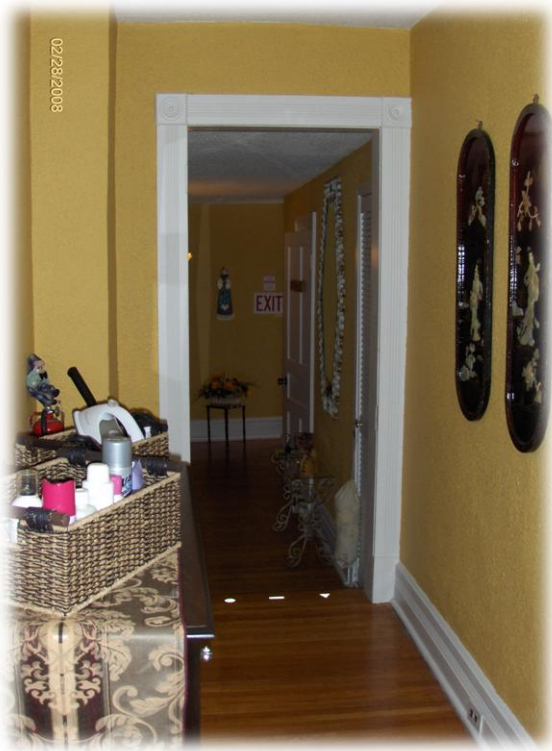
LOFT BEDROOM

- 19 x 18
- Loft style
- Sitting area
- Carpeting
- Ensuite 3 piece bath with double shower
- Large mirrored closet



RECENT UPDATES

- Most windows (except for stained glass)
- Paint and wallpaper
- Refinished floors
- Ponds Stocked with Koi (Coy) and Goldfish
- Landscaping
- Add-on to front and side entrances
- All bathrooms have either been upgraded or are new
- Patio door and decks
- Completely remodeled basement in Owners Quarters



BLUE GABLES – ROOM RATES

<i>Room Type</i>	<i>Winter Rate (November to April)</i>	<i>Summer & Holiday Rate (May to October)</i>
Satin Private Bath Queen Bed	\$100.00	\$115.00
Twilight Ensuite Bath Queen Bed	\$100.00	\$115.00
Victorian Private Bath Queen Bed	\$85.00	\$100.00
California Ensuite Queen Bed	\$85.00	\$100.00

BREAKFAST MENU

Served between

9am – 11am.

Waffles or French toast with berries,
Pancakes,
Ham/Sausage and eggs
and many others

Served in Dining Room or Sun Porch

BLUE GABLES HOUSE RULES

Welcome to the Blue Gables!

We want your stay to be enjoyable, so please make yourself at home. We have a few house rules to ensure everything runs smoothly.

1. Please no smoking!
2. Each room is equipped with its own bathroom; please use your designated bathroom. If you are unsure just ask.
3. Breakfast will be served at 9am.
4. Please respect the privacy of the other guests, and keep the noise level to a minimum.
5. Check-out time is 11am. Upon check-out please leave your key in your door.
6. Please do not burn candles in the house at any time.

Feel free to ask questions.

Please Note:

We have 2 mountain bikes available for rent.
(1 male & 1 female \$10.00 each per day).

Enjoy your stay!

Joe & Yvette

***CITY OF NIAGARA FALLS
RULES AND REGULATIONS***

TOURIST HOMES, BED & BREAKFASTS

SCHEDULE 30 TO BY-LAW NO. 2001-31

AUTHORITY: MUNICIPAL ACT, R.S.O 1990, C. M.45, AS AMENDED

1. In this Schedule, a “lodging house” means to a house known as a tourist home or a bed and breakfast which is primarily intended to be used, or is used, as a dwelling catering to the travelling public, but shall not include a hotel, motel, private hospital, nursing home, or a tourist establishment having five or more rental units.
2. Every person who operates a lodging house shall obtain a license and pay an annual license fee in accordance with Schedule 1 to this By-law.
3. In making application for a license, the full name and address of the proprietor of the proposed lodging house, the name and address of the owner of the premises, the location, number of rooms, and portion of the building or buildings intended to be used as a lodging house shall be stated thereon.
4. Prior to the issuance of a license, all premises used as a lodging house must be inspected and approved by the Medical Officer of Health or Public Health Inspector and be in compliance with the *Health Protection and Promotion Act*, R.S.O. 1990, c. H.7, or successor legislation.
5. There shall be displayed in each room so licensed a current certificate certifying that the room has been duly inspected and is a properly licensed room according to this Schedule.
6. There shall be displayed in a prominent and easily accessible spot in the office or hall of such licensed premises a list, either printed or clearly written in ink, stating thereon the fee to be charged for each licensed room, and there shall be displayed also in a prominent place in each licensed room a notice as to the fee to be charged and the check-out time for such licensed room.
7. No beds or bunks shall be placed one above another, and no one shall be permitted to sleep, lodge or dwell in a cellar or basement.

8. All mattresses shall be so arranged as to be kept at all times easily inspected. All beds, bed clothing, mattresses and pillows shall be kept clean at all times and free from vermin. Clean sheets and clean pillowcases shall be furnished for each bed and shall be changed as often necessary to keep the same clean or as may be required by the Medical Officer of Health.
9. An adequate supply of clean towels and hot and cold water shall be provided for the lodgers free of charge. In each lodging house shall be provided one water closet for every seven persons, and all such water closets, wash basins and baths shall at all times be kept thoroughly clean and in good repair. Every lodging house shall be provided with a sufficient number of garbage pails to take care of all garbage and refuse.
10. Every lodging house shall provide a register in which all lodgers shall be registered and such register shall specify the date of entry of such lodger, the period of stay and the home address of such lodger, and such register shall be open for inspection by any Officer of the Municipality.
11. Every lodging house shall be open for inspection at all times in every part thereof by the Medical Officer of Health and any other Officer of the Municipality so designated.
12. No person shall erect or continue the erection or use of any sign, sign post, hanging or swinging sign or any other advertising devise or post any notice on a building or vacant lot of the Municipality purporting to advertise a lodging house, or price changes for accommodation therein, unless the proprietor of the lodging house purported to be advertised has received a permit from the Municipality allowing him to do so.
13. Any person wishing to convert an existing building for use a lodging house shall contact the Municipality Building Division regarding requirements for a Change in Use Permit and/or Building Permit in accordance with the *Ontario Building Code*.
14. All lodging houses in existence at the passage of this By-Law shall be subject to the requirements of the Ontario Fire code or the policies of the Niagara Falls Fire Department respecting Lodging Houses.
15. All lodging houses in rural areas must comply with the *Environmental Protection Act* as it relates to waste disposal and water supply enforced by the Minister of Health or Regional Health Inspector.

*Blue Gables Bed and Breakfast
4305 Simcoe Street*

Information Package, V. 01

ABOUT NIAGARA FALLS, ONTARIO, CANADA Niagara Falls Canada is famous first and foremost for its spectacular natural wonder of the thunderous Horseshoe Falls, but also for its immaculate parks and recreational trails, fascinating historical and cultural points of interest, over 90 diversified restaurants, 50 international recognized wineries, 40 professional golf courses, world renowned theatre, luxury casino featuring world class entertainment, affordable accommodations, a wide variety of festivals and events and countless attractions.



Niagara Falls and the surrounding region has evolved and grown into one of the world's foremost group and independent travel destinations. Nearly 20 million visitors a year agree!



Niagara Falls Tourism is the official destination marketing organization for Niagara Falls Canada. We represent over 500 members offering professional tourism services throughout the Niagara region. Niagara Falls Tourism can connect you with what you need - attractions, accommodations, special events, dining, shopping, spas, golf, sample itineraries, FAM tours and marketing materials such as DVD's, welcome kits and photos.

RAPID FACTS

- 19 million visitors per year, expected to grow to 20+ million by 2004, in 10 years Niagara is expected to attract 30 million annual visitors
- The annual gross revenues are over \$706 million (it is estimated that if every visitor to Niagara Falls stayed one night, over \$1 billion would be added to the local economy).
- There are about 29,000 visitors staying in Niagara Falls each night during summer months.
- Most businesses located in Niagara Falls (80%) have a chain affiliation•
- 60% of visitors are in Niagara Falls for a day-trip
- 40% of visitors stay overnight (household income \$80,000+)
- Overnight visitors stay an average of 2.3 nights
- \$2.8 billion of investment opportunities available over the next 20 years
- Tourism employment estimated at 26% of total workforce (over 30,000 jobs).

TOURIST MARKET SEGMENTATION... Business Visitors and Recreational Visitors make up the target tourist market for Niagara Falls businesses. Visitors can be segmented into Tour Bus Groups, Weekend Getaway Market, seniors, Persons in Transit, U.S. Visitors, Casino Patrons, Non-Gambling Families, and Friends of Casino Patrons.

MARKET AREA / TRANSPORTATION ROUTES

- Niagara's international bridges are the busiest border crossings between the United States and Canada.
- Linked to the world by our transportation routes, state-of-the-art communication technologies, and our diverse cultural roots, Niagara Falls is strategically located in the heart of the most affluent consumer market in the world.
- Commercial and consumer travelers in Niagara may take advantage of utilizing an integrated transportation system that is second to none.
- A business located in Niagara Falls has access to four Canada/U.S. border crossings and the Queen Elizabeth Highway (Q.E.W.) is Niagara's connecting junction to all major 400 routes, Trans-Canada Highway and U.S. state and interstate highways.

DISTANCES/TIMES TO SELECTED MAJOR URBAN CENTRES

CITY	KILOMETRES	MILES	DRIVING TIME
Toronto	111	69	1 hour
Ottawa	507	315	6 hours
Montreal	689	428	7.5 hours
Quebec City	961	597	11 hours
Buffalo, NY	30	18	30 minutes
Detroit, MI	367	228	4.5 hours
New York, NY	761	473	8 hours
Boston, MA	808	502	8.5 hours
Washington D.C.	819	509	9 hours
Baltimore, MD	829	515	9 hours
Chicago, IL	843	524	9.5 hours



INSPECTION PERIOD

The Seller expects the Buyer to conduct most of its due-diligence prior to submitting its Offer to Purchase.

Terms And Closing

The TERMS of the sale will be cash on closing (treat as clear). The Seller expects to be able to promptly close the sale transaction.

LIMITING CONDITIONS

Limitations –

The descriptions, information, photographs, and all other material contained in this brochure or provided by Royal LePage Niagara Real Estate Centre, Brokerage and/or The Seller are for information purposes only. The sale of the property will be on a “Buyer's due-diligence, as-is-where-is-basis.” No representations or warranties are made as to the accuracy or completeness of any such information or material. Offerors are responsible for satisfying themselves, through whatever verification or due-diligence process they determine is necessary, as to the accuracy and completeness of any information and as to the potential of the property. Further, all Offerors are assumed to have read and are familiar with these conditions of sale. The Seller reserves the right to alter the process and/or timing described above at its discretion without notice. The Seller reserves the right to remove the property from the market at its discretion or to negotiate and affect a sale to, or a participatory arrangement with, any party, whether or not such party participated in the process detailed herein.

Disclaimer –

All information and material provided by the Seller or Royal LePage Niagara Real Estate Centre, Brokerage ~ , or in any way obtained by an Offeror, written or oral, including the descriptions, information and photographs in this Information Package, or otherwise, is only for the information of prospective Buyers, to assist them in deciding whether they wish to acquire the property. This material and information does not purport to be all-inclusive or to contain everything that a prospective Buyer might wish or require. The sale of the property will be on a Buyer's due-diligence, as-is-where-is-basis" basis. Offerors are responsible for satisfying themselves, through whatever verification or due-diligence process they determine is necessary, as to the accuracy and completeness of any information and as to the potential of the property. Neither The Seller, nor Royal LePage Niagara Real Estate Centre, Inc Brokerage ~ make any representation or warranty, express or implied as to the accuracy or completeness of any such material, information or statements and expressly disclaim any and all liability for any errors or omissions in all information, material or any other written or oral communication obtained by, given to or made available to any prospective Buyer.

*Blue Gables Bed and Breakfast
4305 Simcoe Street*

Information Package, V. 01

Agency Disclosure -

It is understood that Royal LePage Niagara Real Estate Centre, Brokerage ~, acts as the Listing Broker for the Seller and owes a fiduciary duty to the Seller and will be compensated by the Seller. Unless advised otherwise, it shall be conclusively deemed that any Co-operating Broker on the transaction will act as agent of the Buyer, but will be paid by The Seller through the Listing Broker. Royal LePage Niagara Real Estate Centre, Brokerage ~ may also directly introduce a Buyer to The Seller. Royal LePage Niagara Real Estate Centre, Brokerage ~ has no authority to make representations on behalf of The Seller, or execute agreements, or commitments, or to bind The Seller in any respect whatsoever.