

For Sale

Blue Gables B & B
4305 Simcoe Street
Niagara Falls, ON



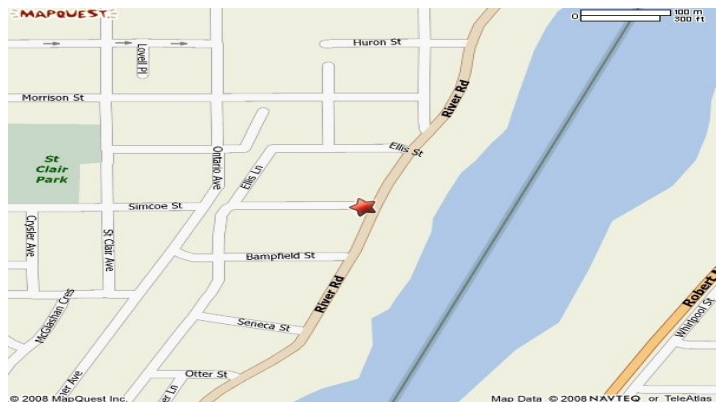
*Sale Price: \$645,000
Bed and Breakfast Turnkey*

location

River Road and Simcoe Street

highlights 1

- Interior décor set in Victoria Era
- Includes all furnishing except personal item of Seller
- All websites, phone numbers, client lists included
- 10 minutes HWY 406
- 5 minutes from Casino Niagara and prime tourist area Clifton Hill
- A quick walk to Niagara Falls Downtown



Douglas McNaughton

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Blue Gables B&B

4303 Simcoe Street, Niagara Falls

Blue Gables Bed and Breakfast boasts 100% occupancy throughout the tourist season with a world wide clientele thru the internet.

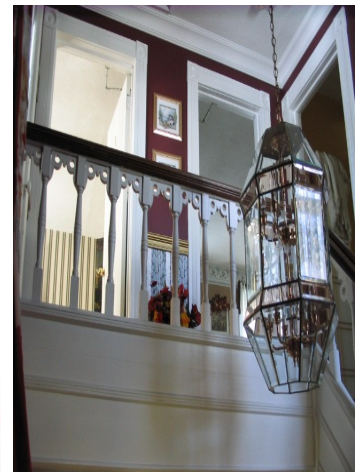
From the moment you enter this Victorian style B & B guests will feel right at home with the attention to detail from the formal dining room to the cafe style porch. Each of the rooms decor is time period sensitive. The eight bedrooms have either private bathrooms or ensuites.

The mature landscaping is superb featuring private decks, a tranquil pond and trees for shade on those hot lazy nights adding to the charm. The B&B area is separated from the Owner's residence, enabling them both to enjoy privacy.

Patrons can leave their vehicles at the B&B and travel around Niagara Falls easily the "People Movers" a service sponsored by the Niagara Parks Commission which stops at the corner of Simcoe Street and River Road.

Included in the Purchase Price are the chattels and fixtures 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.



***Charming
and
Elegant***

***Victorian
Decor***



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Blue Gables B&B

4303 Simcoe Street, Niagara Falls

salient facts

owner	Joe and Yvette Takarski
municipal address	4305 Simcoe Street Niagara Falls, Ontario L2E 1T5
list price	\$645,000
taxes(2010)	
legal description	Plan 603 Lot 132 Lot 133
roll number	
lot size	75 ft x 171.8 ft irregular
building size	±5,000 sq ft
exterior	<ul style="list-style-type: none">• Siding• Low Maintenance Soffits, Facia & Eaves• Wooden porch (2)
parking	<ul style="list-style-type: none">• Double gravel driveway• 8 cars Tatum
zoning	R2 with Special Provisions
services	<ul style="list-style-type: none">• Full Municipal Services• Hydro• Natural Gas• Phone, Internet, Cable• Mail delivery

Site Features

- 8 bedrooms (4 licensed for B&B)
- 9 bathrooms mixture of private and ensuite
- Some stained glass window inserts
- Formal dining room with fireplace
- Formal living room
- Refinished original rich inlay wood floors
- Foyer
- Open rich wooden staircase to upper floor
- Wrap around Sun Porch
- Mature Landscaping with stocked ponds
- 2 decks
- Partially fenced
- Low maintenance exterior

Owners Updates since Purchase

- Most windows replaced
- Paint and wallpaper
- Refinished hardwood floors
- Landscaping
- Patio door and decks
- All bathrooms have either been updated or new
- Insulation
- Roof (partial)
- Sump pump
- Furnishings
- And more

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