

ONTARIO EAST

Tourism investment opportunity

The Town of Cobourg

We put more life in your business

Opportunity

Sale of Bed and Breakfast-Essex House 351 George Street

Built in 1848 on just under half an acre corner lot, Essex House is an escape to the past. This magnificent 3900+ sq. ft. home boasts five bedrooms, all with ensuites, as well as approximately 700 sq. ft. master-suite/owner's quarters. Double French doors open to a bright and airy sun-porch offering a clear view of neighbouring Victoria Hall.

Master ensuites include a one piece Jacuzzi tub-shower. 10 ft. ceilings on the lower floor showcase crown moulding in the kitchen, dining room, living room and lower hallways. Well manicured lawns and well maintained gardens are kept hydrated with an automatic, in-ground sprinkler system. A detached, single car garage comes with an automatic door opening system. A large shed attached to the garage is complete with electrical power. The parking lot will easily accommodate six cars. The Tourism Impact Study (2007) states that the town of Cobourg receives approximately 500,000 tourists per year outside an 80 km radius. The Cobourg community is complemented with a variety of service clubs and it prospers with over 50 manufacturing industries making it a major commerce center for the region. This makes Essex House a perfect investment opportunity.

Investment required; \$639,000 (Price is subject to change)



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ECONOMIC DEVELOPMENT

where tourism investment opportunities come naturally

Community Profile

Nestled along the north shore of Lake Ontario, Cobourg has been called “architecturally exquisite”, with its tree lined streets, outstanding waterfront promenades and majestic historic homes. Victoria Hall, the heart of Cobourg is the envy of many communities with its soaring clock tower, solid stonewalls and Corinthian columns that dominate King Street.

The Town of Cobourg is truly a town that you have to experience to believe with a quality of life that is second to none. Our waterfront, including Heritage Harbour and Victoria Beach with its well-lit walkways, gazebos, magnificent sandy beach and waterfront condominiums is the gem of Lake Ontario.

The Town of Cobourg offers a superb business environment. Our location, just 60 miles east of Toronto offers excellent transportation access including highway 401, mainline CN and CP rail as well as commuter and regular VIA rail passenger service.

The availability of skilled labour has allowed us to maintain a diversified and stable industrial base producing food, plastics, chemicals, automotive parts, and wire and cable, to name a few.

Affordable housing, quality educational opportunities and a host of recreational and cultural amenities combined with the exceptional business advantages make Cobourg truly the ideal community in which to live and do business.



Contact Information

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