

# ONTARIO EAST

## Tourism investment opportunity

### Welcome to Smiths Falls

Smiths Falls is located centrally in a beautiful and historic region of Eastern Ontario, and easily accessed by numerous highways and roads, rail and boat. The Town's location also means fast access to major city centers in Ottawa and Kingston within one hours drive, and Toronto and Montreal with 3-4 hours. The community is within a 500 km drive of 50 million residents and a one hours drive from the United States/Canada border crossing.

### Opportunity

Each summer thousands of Canadian and American boaters travel on the Rideau Canal, Smiths Falls would like to welcome you the opportunity to become a part of this summer action! Smiths Falls is seeking an investor to present options for re-development of the historic downtown waterfront site. Not only will the development drive tourist seasonally, it will attract retirees and residents to the waterfront, therefore it is sure to be a success not only during the hottest months of the year.

This waterfront site is located along the only UNESCO World Heritage Site in Ontario on a well-developed and active canal system at the heart of the Rideau Canal. The facilities are located at the very base of the downtown corridor and it offers incredible appeal and investment potential. This is a one of a kind development opportunity located on the historic Rideau Canal and in Eastern Ontario. This site has a high level of support by municipal officials and is open to all ideas and proposals!

**Total estimated capital costs to be determined by investment proposal.**



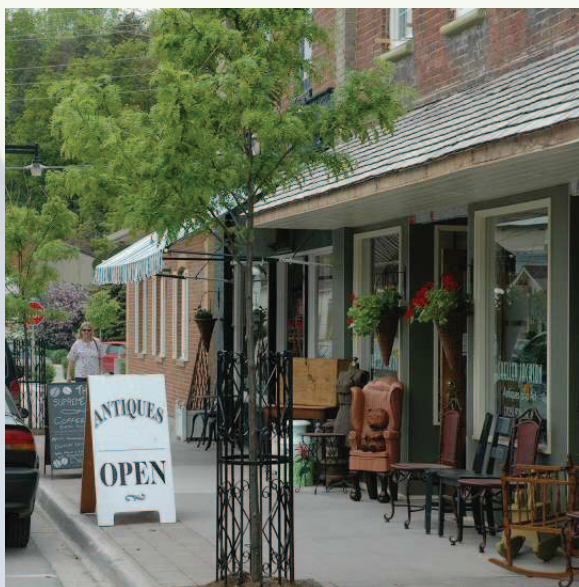
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where tourism investment opportunities come naturally

## Community Profile

In 2007 Smiths Falls was proudly considered apart of the Rideau Canal's consideration as a world heritage site by UNESCO. This has put Smiths Falls on the map and contributes to its partial success as a tourist attraction.

Located in the Heart of the Rideau Canal, you will find a unique mix of leisure and recreational activities set against a backdrop of history and nature. With a population of approximately 9,000, Sensational Smiths Falls does not believe in "small town thinking." Always looking to grow, but never losing touch with its heritage, the community has something for everyone, whether it's boating on the Rideau Canal or enjoying the community's many tourism assets.



### Contact Information

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