



**THE CORPORATION OF THE VILLAGE OF SOUTH RIVER REQUEST  
FOR EXPRESSIONS of INTEREST**

**REI # 01-2025**

**Request for Expressions of Interest to Lease of Train Station  
77 Ottawa Ave, South River, Ontario**

**Closing Date: September 17, 2025, at 3 p.m.**



## Background

Located on Hwy 11, about half an hour south of North Bay and 2 1/2 hours north of Toronto, South River has a permanent population of about 1,100 which grows notably during the summer months.

The Village of South River is the primary paddling entrance to Algonquin Park and is considered the second busiest access point to the Park after Highway 60. Though comparatively small, South River is a vibrant and growing community situated between two provincial parks—Algonquin, located 20 kilometres to the east, and Miskiw, 12 kilometres to the west. The Village offers a wide range of facilities for families and residents, including a year-round arena with ice surface, curling clubs, tennis courts, baseball fields, a public library, daycare services, the Royal Canadian Legion, the Women's Own Resource Centre, and a senior's drop-in centre. South River is also home to notable businesses and institutions such as Ontario's premier sports program, the Hockey Opportunity Camp; the internationally recognized Bear Chair Co.; Swift Canoes and Kayaks; and Almaguin Forest Products. The community benefits from modern infrastructure, including access to natural gas and high-speed fibre optic internet. Looking ahead, South River is set to become the only Ontario Northland passenger train stop between Huntsville and North Bay when service resumes in 2026, enhancing regional connectivity and economic opportunities.

The Village of South River actively invests in the economic wellbeing of the community and the Almaguin region through the execution the Village of South River Strategic Plan and through its sustained membership in the Almaguin Community Economic Development Department shared service. View the Village of South River's [Strategic Plan](#) here and for economic development information such as the Almaguin community profile, business supports, and other information visit [Explore Almaguin](#)

The historic South River Train Station, originally constructed in 1884 and meticulously renovated in 2025, is now available for lease as a 538 sq ft commercial space (not including the washroom, hallway, and storage room). This beautifully restored heritage building features two distinct rooms—Room 1 (15 × 20 ft, 300 sq ft) with expansive front-facing windows, ideal for retail or customer-facing services, and Room 2 (14 × 17 ft, 238 sq ft), a quieter, more private space well-suited for an office or studio. The facility also includes a dedicated storage room and a fully accessible washroom that meets all AODA standards. Each room is equipped with its own private, barrier-free entrance. Modern amenities include a new HVAC system, a heat pump, emergency lighting, and up-to-date fire safety equipment, all thoughtfully integrated to preserve the building's vintage charm—highlighted by rich wood paneling and soaring ceilings. Situated near Highway 124, Ottawa Avenue, and the railway line, the building offers prime visibility and is complemented by a parking lot adjacent to Ottawa Avenue, the main commercial corridor in the village. This unique space is ideal for a wide range of business opportunities, including cafés, boutiques, studios, wellness services, or shared office environments. The space will be rented by one organization or partner under a long-term lease, with negotiable rental rates.

A photo album containing a video of the Train Station can be accessed [here](#) .

## **1. INTRODUCTION**

The Corporation of the Village of South River is soliciting proposals from qualified individuals to lease the property and equipment in Appendix "A".

The primary objective of this call for proposals is to have a commercial business that is complementary to the Village lifestyle.

Subject to award, it is the Village's intent to negotiate an Agreement of Lease with the successful proponent. Acceptance by the Village of any offer will be based solely on Council approval.

## **2. KEY OBJECTIVES OF COUNCIL**

The Council of The Village of South River are issuing this REI to achieve the following objectives:

- (i) To establish a long-term lease agreement for the historic South River Train Station, granting full use of the 538 sq. ft. commercial space. The lease will include access to two primary rooms, a dedicated storage area, and a fully accessible washroom, providing a functional and inclusive environment suitable for business operations or organizational offices.
- (ii) To attract a business or combination of businesses that complement the character of the Village, enhance the Station as a heritage landmark, and contribute positively to the cultural and economic landscape of South River.
- (iii) To create and/or retain meaningful employment opportunities within the Village through the productive use of the renovated Train Station, supporting local entrepreneurship and small business development.

## **3. TERM OF THE PROJECT**

The term of the project shall be determined by negotiation of any Lease which results from this REI process.

#### 4. REI SCHEDULE

DATE	ACTION
July 19, 2025	REI release date
August 12, 2025	Final date for submitting inquiries about the REI
August 20, 2025	Final date for the Village to respond to inquiries about the REI
Sept. 17, 2025	REI closes – Proposals due

Following award by the Council, the proponent(s) will have up to **30 days** to complete a Lease agreement.

Although every attempt will be made to meet all dates, the Village reserves the right to modify any or all dates at its sole discretion.

#### 5. PROJECT AUTHORITY AND INVOLVEMENT

The selection of any successful proposal will be made by the Council of the Village of South River upon review and recommendation made by an evaluation committee. Final approval rests with the Council. Participation in this REI in no way guarantees the approval of any agreement with any party.

#### 6. PROJECT STAKEHOLDERS

The Village of South River is the project authority for this Request for Expression of Interest.

#### 7. INQUIRIES

Any clarification of this document, request for additional information, or request to view the premises must be received by **3:00 pm** on **August 20, 2025 by email** to:

**Tanvir Kabir,**  
Economic Development Officer/ Business Manger Intern  
intern@southriver.ca  
705-386-2573 ext 107

If necessary, a written addenda will be issued. Should any proponent(s) find discrepancies in, or omissions from the specifications, or should a proponent(s) be in doubt as to their meaning, they must notify the Municipal staff contact indicated in this section to obtain clarification. No proponent(s) may claim any advantage from any error, inconsistency or omission in the REI.

It is the responsibility of the proponent(s) to refer to the Village of South River website for any updates to this project.

## 8. PROPOSAL CONTENT

Each proposal submitted must include a demonstrated understanding of the Village's objectives as stated in this REI, a demonstration of the proponent(s)'s capability to undertake the proposed mandate. To be considered complete, in addition to all other requirements stated within the REI, each proposal must also provide:

- **Provide a comprehensive description of the intended use for the property.**
- Proposed monthly rent and terms and conditions for maintenance (hydro, municipal taxes, etc will be tenants' exclusive responsibility) or Lease amount
- Indicate the proposed schedule for takeover and length of lease
- Deposit in the amount of \$100 by cheque or debit.

The Village is bound to comply with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) and therefore any document(s) provided to the Village of South River in response to this REI may be accessible to any member of the public through a valid freedom of information request unless specific criteria for confidentiality are met. In general, an entire proposal cannot be deemed business confidential, and proponent(s) must indicate which portions of their proposals, if any, contain information that is confidential by virtue of it providing details that, if revealed to a competing business, would clearly place the proponent(s) at a competitive disadvantage. Notwithstanding the above, the Village of South River cannot guarantee that contents of proposals can be maintained as business confidential.

## 9. EVALUATION OF PROPOSALS AND AWARD OF PROPERTY

Submissions will initially be reviewed to ensure all eligibility requirements are met and where more than one complete submission exists for a property parcel, the expression of interest will be evaluated based upon the following criteria:

Proposed use of site	40%
Financial Plan (including monthly rent)	30%
Proponents background and experience	20%
length of lease, timing to occupancy	10%

Based on the above, and after potential negotiations with individual proponent(s), Municipal staff **may** recommend to the Council that a draft lease be drawn up.

The Village of South River reserves the right to interview proponent(s) and/or request

clarification related to expression of interest received and, at its sole discretion, may not award the property that is the subject of this call for expression of interest.

The award of the property that has been approved by Council will only result in a binding agreement upon the completion of a Lease between the Village of South River and any successful proponent, on terms satisfactory to the Village.

**No Obligation to Contract.** Submissions made in response to this REI do not constitute the acceptance of a contract with the Village. Submissions constitute offers which the Village may or may not accept in its sole discretion. The Village reserves the right to accept or reject any or all expressions of interest or parts of expressions of interest, or to accept any expressions of interest considered in its best interest, and to request re-proposals on specified terms. The Village also reserves the right to waive irregularities and technicalities and to do so on its sole discretion. The Village further reserves the right to negotiate in any manner as best serves the interests of the Village in the opinion of the Village.

The Village reserves the right to include consideration of any outstanding claims against or by the Village, any record of poor performance with the Village and the appropriateness of any key personnel in evaluation of any proposal and to reject any proposal based on record of past poor quality of service, claims and disputes or difficulties related to proceedings in completed past projects for the Village.

Each submission of signed expressions of interest is deemed an offer which may be accepted, at the sole option of the Village and after negotiation, only by entering a formal contract upon such acceptance of the terms, responsibilities, and specifications as required by the Village including but not limited to those set out herein. The Village reserves the right to reject an offer to supply goods and services presented in response to the Village's procurement processes where the Village determines that the person making the offer is in any way indebted to the Village and in its sole discretion is of the opinion that it is in the Village's best interests that the offer be rejected.

## **10. SUBMISSION OF EXPRESSIONS OF INTEREST**

Please submit a signed original of your expressions of interest, two hard copies of the complete expressions of interest in a sealed envelope, clearly labeled; signed by an authorized signatory, and deposit of \$100.00:

The Corporation of the Village of South River  
63 Marie Street  
South River, Ontario  
P0A1X0

Attention: Tanvir Kabir  
REI 01-2025 - Request for Expressions of Interest to Lease of Train Station  
South River, Ontario

Expressions of Interest **MUST** be received at this location **NO LATER THAN 3:00 P.M. LOCAL TIME, on September 17, 2025.** Proposals received after the above due date and time will not be considered.

The deposit shall be held by the Village of South River until the proposal is rejected by the Village in its sole discretion.

The deposit shall be returnable without interest to the proponent(s).

**Village of South River REI 01-2025  
Appendix “A” – Property Information**

Section	Details
Location	77 Ottawa Avenue, South River, ON – Prominent location near Highway 124 and the main business corridor.
Background	Historic Grand Trunk-era station (built 1884, restored 2025); visible landmark with access to downtown and tourist routes.
Total Space	538 sq ft – Room 1: 300 sq ft (15×20 ft); Room 2: 238 sq ft (14×17 ft); plus storage room, Hallway and accessible washroom.
Features	Turn-key: new HVAC, heat pump, LED lighting, updated wiring, hard flooring. Fully accessible. Heritage character preserved.
Amenities	On-site and municipal parking; high-speed fibre internet; private barrier-free entrances.
Zoning	C1 – Village Commercial: Suitable for retail, food service, professional office, studio, wellness, tourism outfitter, etc.
Ideal Uses	Café/bakery, boutique retail, wellness clinic, studio, tourism rental, professional services, shared workspace.
Lease Options	Long-term lease available <b>at \$1,000/month</b> , including municipal taxes. Tenant pays utilities, HST, insurance, snow removal, and grounds maintenance
Proposal Requirements	Cover letter, business plan, fit-out/renovation overview, timeline to open, and references.





**Image-1:** Room 1 (view from entrance) is a 300 sq ft (15 × 20 ft) heritage-style space featuring high ceilings, large windows, and original wood paneling—ideal for retail operations or professional office use.



**Image 2:** Room 1 (view from opposite the main entrance) is a 300 sq ft (15 × 20 ft) space showcasing the hallway access, ceiling-mounted lighting fixtures, and a modern wall-mounted air conditioning unit





**Image 3:** Hallway from Room 1 providing access to the washroom and Room 2.



**Image 4:** Room 2 (view from separate and alternate entrance) is a 238 sq ft (14 × 17 ft) space featuring vintage wood paneling, a serving window, and double glass doors leading to the hallway. This room is well-suited for office, studio, or consultation use, and includes elegant pendant lighting and a dedicated wall-mounted HVAC unit.



**Image 5:** Room 2 (view from storage room entrance) is a 238 sq ft space

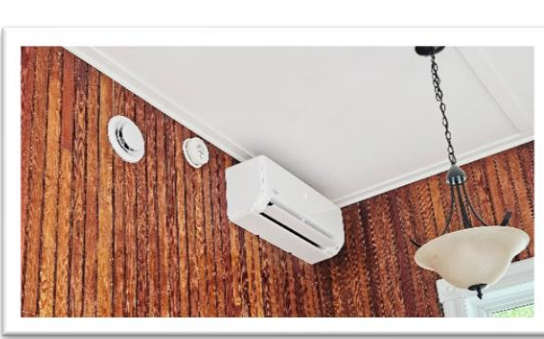
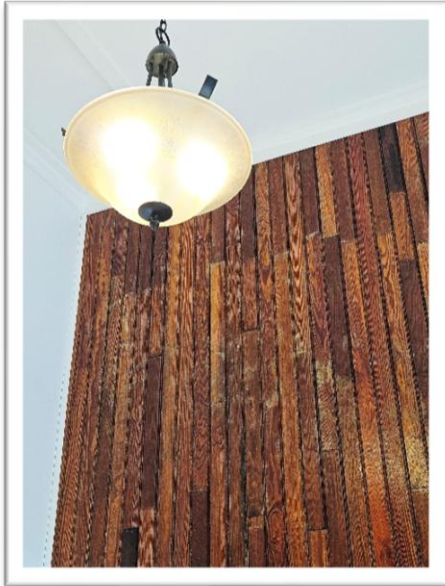




**Image 6:** Storage room accessed from Room 2, featuring upper shelving, natural light, and secure door entry.



**Image 7:** Fully accessible washroom featuring wall-mounted sink, urinal, grab bars, soap and paper towel dispensers, and a framed mirror—designed to meet AODA standards.



**Image Collage:** Key amenities and safety features throughout the facility, including heritage-style pendant lighting, modern wall-mounted air conditioning, electric baseboard heaters, fire extinguishers, and illuminated emergency exit signage.