

TOWN OF ANNAPOLIS ROYAL

EXPRESSION OF INTEREST (EOI)

SEASONAL COMMERCIAL SPACE – FARMERS’ MARKET BUILDING

The Town of Annapolis Royal is inviting Expressions of Interest from businesses and entrepreneurs for the seasonal lease of a portion of the Farmers’ Market Building located at 178 St. George Street, with direct street-facing access onto St. George Street.

This opportunity is well-suited for retail, artisan, or service-based uses that complement the downtown and waterfront area.

Property Details:

- Location: 178 St. George Street, Annapolis Royal, NS
- Size: Front section of the building – 9.5’ x 19’ (180.5 sq ft)
- Street-facing access (St. George Street only)
- Seasonal structure: not weather-tight
- No heat or Wi-Fi provided
- Electrical (lighting/outlets) included

Lease Terms:

- **Seasonal operation:** May 1 to October 31 (2026 season opens May 11)
 - **Term:** Two (2) years, with an option to extend for one (1) additional year
 - **Rent:** \$2,000 + HST per season (due May 1 annually)
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Tenant Requirements:

- Compliance with the Town’s Municipal Planning Strategy (MPS) and Land Use By-law (LUB)
- All required permits and approvals are the responsibility of the tenant
- Proof of valid insurance, including fire and liability coverage, must be provided to the Town prior to occupancy. 2 million liability with Town to be named as additional insured.

Submission Requirements:

Interested proponents are asked to submit an Expression of Interest that includes:

- Business description and proposed use of the space
- Proposed days and hours of operation (*note: priority will be given to businesses open during peak visitor hours, including weekends and holidays*)
- Business history and experience (if applicable)
- Proposed length of commitment (within the lease term structure)
- Operational plan, including staffing, setup, and customer service approach

Evaluation Criteria:

Submissions will be evaluated based on:

- Overall strength and suitability of the business proposal
- Contribution to the vibrancy of the downtown and visitor experience
- Proposed days and hours of operation (*priority given to peak visitor hours*)
- Relevant business experience and capacity to operate successfully
- Quality and feasibility of the operational plan

Submission Deadline:

April 24, 2026 at 1:00pm

The Town reserves the right to accept or reject any or all submissions and to enter into negotiations with the preferred proponent

Submissions may be sent by email or delivered in person to:

Sandi Millett-Campbell, CAO
Town of Annapolis Royal
P.O. Box 310, 285 St. George Street
Annapolis Royal, NS B0S 1A0
Email: cao@annapolisroyal.com