

## Property Profile

# BERTGES WATERFRONT SITE

### Location:

**Entity:** Dunkirk Local Development Corporation

**Address:** 18 Lake Shore Drive West **City:** Dunkirk **State:** NY **Zip:** 14048

**Contact Person:** Steve Neratko, Dunkirk Local Development Corporation Chairman

**Phone:** (716) 366-9876 **Email:** sneratko@cityofdunkirk.com

### Site Characteristics:

Vacant Lake Erie Waterfront property - **Ready for Development!** Located on NYS Route 5 next to Boardwalk and restaurant. Waterfront Recreational Trail runs along waterside of property.

**Lot Dimensions:** 240 x 210.5

**Zoning:** C-1

**Total Assessed Value:** \$308,200

**Sale Price:** Negotiable

**Water Frontage:** 240

### Transportation:

**Market Proximity:** 45 miles south of Buffalo, NY; 135 miles south of Toronto, Ontario; 140 miles from Pittsburgh, PA; and 140 miles from Cleveland, OH

**Nearest Highways:** NY-5, NYS Thruway Exit (I-90), NY-20

**Air:**

**Nearest Commercial Airport:** Buffalo Int'l/Erie, PA/Jamestown, NY

**Nearest Local Airport:** North County Airport (Dunkirk) 5000 foot runway

### Utilities:

**Electricity Supplier:** Niagara Mohawk

**Natural Gas Supplier:** National Fuel

**Water/Sewer:** Municipal Water/Sewer is available **Supplier:** City of Dunkirk

**Telecommunications:** Local fiber optic loop (land), Wireless LAN, T3

