

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

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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

