

## Property Profile

# FLICKINGER BUILDING PROPERTY

### Location:

**Entity:** Dunkirk Local Development Corporation

**Address:** 208-214 Washington Avenue **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 3-story commercial building – **Ready for Development!** Located by business technology incubator, near NYS Route 5 and NYS Route 60.

**Lot Dimensions:** 73 x 18

**Zoning:** C-2

**Assessed Value:** \$16,600

**Sale Price:** Negotiable

**Frontage:** 73

### 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

