

Property Profile

Marsh Valve Property

Location:

Entity: Dunkirk Local Development Corporation
Address: 307-315 Brigham Road **City:** Dunkirk **State:** NY **Zip:** 14048
Contact Person: Steve Neratko, Dunkirk Local Development Corporation Chairman
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Site Characteristics:

Vacant property - **Ready for Development!** Located off Brigham Road with railroad and street access, ideal for commercial development.

Total Acreage: 2.5
Zoning: R1
Total Assessed Value: \$18,000
Sale Price: Negotiable
Annual Taxes (combined): Approximately \$950

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

