

Property Profile

WATERFRONT PROPERTY

Location:

Entity: City of Dunkirk **Address:** 30-80 Lake Shore Drive East **City:** Dunkirk **State:** NY **Zip:** 14048
Contact Person: Steve Neratko, City of Dunkirk Development Director
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Site Characteristics:

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

Total Acreage: 2.4 Acres of vacant land
Sq Ft: 104,544
Lot Dimensions: 270 x 300
Zoning: C-1, H-1
Assessed Value: \$167,300
Sale Price: Negotiable
Annual Taxes (combined): Approximately \$9,000
Water Frontage: 270

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

