

Property Profile

WATERFRONT PROPERTY

Location:

Entity: City of Dunkirk **Address:** 30-80 Lake Shore Drive East **City:** Dunkirk **State:** NY **Zip:** 14048 **Contact Person:** Jill Meaux, City of Dunkirk Development Director
Phone: (716) 366-9876 **Email:** jmeaux@cityofdunkirk.com

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

