

# PRIME WATERFRONT DEVELOPMENT OPPORTUNITY

## ENVISIONED AS MIXED-USE WATERFRONT DESTINATION



### R.T. JONES LUMBER SITE

|                        |  |
|------------------------|--|
| <b>Address</b>         | Bridge Street & Michigan Street<br>City of North Tonawanda, NY |
| <b>SBL#</b>            | 184.08-1-1 (4 total parcels)                                   |
| <b>Site Size</b>       | 21.46 Acres  |
| <b>Buildings</b>       | Two Warehouses (approx. 50,000 sq. ft.)                        |
| <b>Zoning</b>          | WD – Waterfront District                                       |
| <b>Current Use</b>     | Vacant   |
| <b>Adjacent Uses</b>   | Industrial / Marina / Open Space                               |
| <b>Owner</b>           | Judith M. Arida  |
| <b>Highway Access</b>  | 1.5 miles to NYS Route 425 /<br>Twin Cities Memorial Highway   |
| <b>Railroad Access</b> | N/A  |
| <b>Utilities</b>       | Electric, Gas, Water, Sewer                                    |



### IDEALLY SUITED FOR:

- Marina or Yacht Club
- Waterfront Apartments / Townhouses
- Hotel or Waterfront Resort
- Restaurants and Retail
- Mixed-Use Commercial & Residential
- Boat Sales / Storage / Service
- Water-Dependent Commerce / Industry



### INCENTIVES

- Industrial Revenue Bonds
- Revolving Loan Funds
- Tax Abatements
- Brownfields Assistance
- Low Cost Power Programs
- Workforce Development & Training Assistance
- State Tax Credits & Capital Grants
- Federal Opportunity Zone Incentives