

Multi-Market Opportunity

Town of Niagara, New York

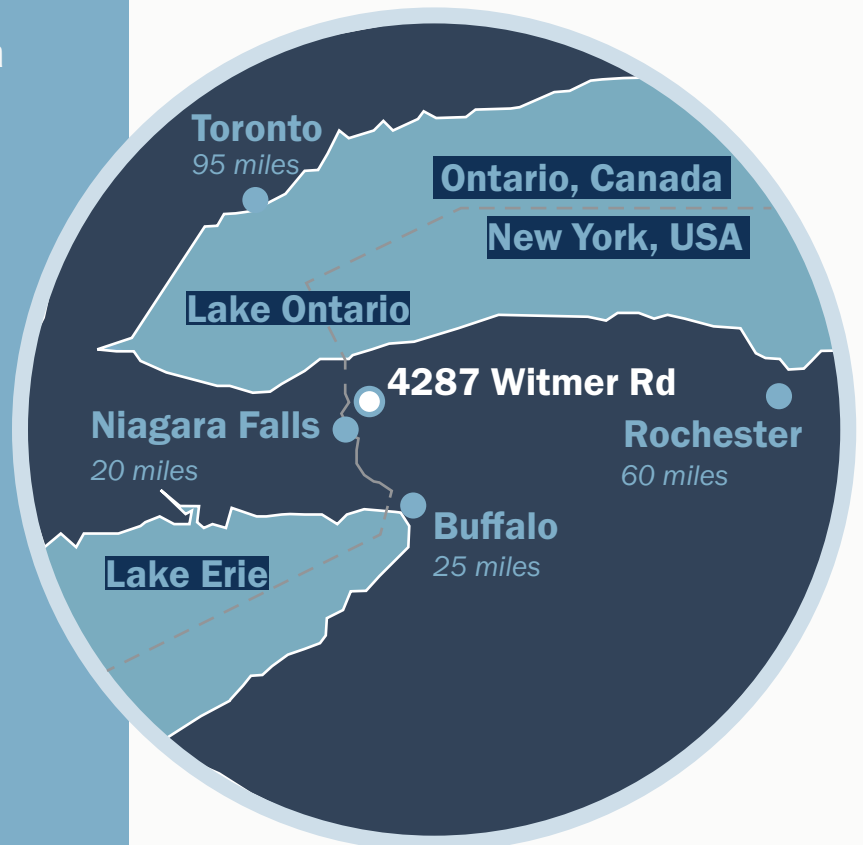


OVERVIEW

With nearly two acres of property featuring mature frontage landscaping, 4287 Witmer Road is a desirable location centered within a mixed-use area less than 3 miles from the Canadian border. The site has an eclectic history of uses (farmland, drive-in theater, industrial hygiene testing facility, photo lab, professional offices) that attest its versatility; the site can accommodate many needs. Minutes from I-190 and set back from Witmer Road, the existing single-story building includes 3,400 square feet with a brick facade and large windows provided ample sunlight. The existing zoning encourages a wide variety of future uses, from manufacturing, sales, administrative offices, animal kennels, veterinary services, and more.

REGIONAL & LOCAL ASSETS

- Across the street from Reservoir State Park, a 132-acre park and sports complex
- 0.3 miles to I-190
- 3 miles from the Canadian border
- 5 miles to Niagara Falls International Airport
- 21 miles to Buffalo
- Nearby cultural destinations:
 - Niagara Falls
 - Fort Niagara State Park
 - Historic Old Fort Niagara
- Numerous higher education institutions nearby



OPPORTUNITY

Niagara County actively seeks parties interested in the redevelopment of this parcel. Strengths for this site include the following:

- Strong municipal support for development
- Extensive environmental investigations resulting in the Witmer Road Action Plan (2020)
- Desirable mixed-use area
- Easy access to I-190
- Array of development incentives available:
 - Brownfield Cleanup Program
 - Brownfield Low Interest Loans
 - Revolving Loan Funds
 - Tax Abatements
 - Low Cost Power Programs
 - Workforce Development and Training Incentives
 - State Tax Credits and Capital Grants



FOR MORE INFORMATION

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PROPERTY OVERVIEW

PROPERTY ADDRESS

4287 Witmer Road
Town of Niagara, NY 14305

CURRENT USES

Vacant

OWNERSHIP

Niagara County
(temporary incidence)

SIZE

1.72 acres

CURRENT ZONING

Industrial

UTILITIES

Water, sewer, electricity, and gas connections

STRUCTURES/TOPOGRAPHY

Vacant 3,400 square foot building;
terrain is flat

NEXT ACTION

Identify stakeholders and developers to discuss disposition of property and potential future uses for redevelopment.

