



city resurgence, from downtown to the waterfront

## SITE #13

### Downtown Hotel

27 & 39 Main Street

#### CONTACT

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#### SITE DESCRIPTION

This privately-owned site is located in the heart of downtown North Tonawanda, near restaurants and shopping, and just steps from the Canal waterfront. The site currently holds a warehouse building and is available.

#### SITE ACCESS

Vehicle access is provided from Sweeney Street, Main Street, Tremont Street, and Duluth Alley.

#### EXISTING USE

Parking lot, warehouse.

## AT A GLANCE

### SITE MAP ON BACK...

#### TAX PARCEL ID

185.09-1-17

185.09-1-16

#### SITE SIZE

68,204 sf

1.6 acres

#### OWNERSHIP

Private

#### CURRENT ZONING

"Light Manufacturing" M-1 (This site is being considered for rezone to Downtown Mixed Use. The purpose of the zone is to provide clarity about development requirements and allow flexibility, while encouraging mixed uses, pedestrian friendly site design, and architectural compatibility).

#### EXISTING INFRASTRUCTURE

**Water:** North Tonawanda Water District

**Sewer:** North Tonawanda Sewer District

**Electric:** National Grid

**Telecom:** Verizon

#### DISTANCE TO INTERCHANGE (I-290)

2.5 miles

#### DISTANCE TO CANADIAN BORDER (LEWISTON/QUEENSTON BRIDGE)

14.7 miles

#### DISTANCE TO NIAGARA FALLS INTERNATIONAL AIRPORT

7.1 miles

#### DISTANCE TO BUFFALO NIAGARA INTERNATIONAL AIRPORT

12 miles



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enjoy the momentum of entertainment, food  
and culture at the city center



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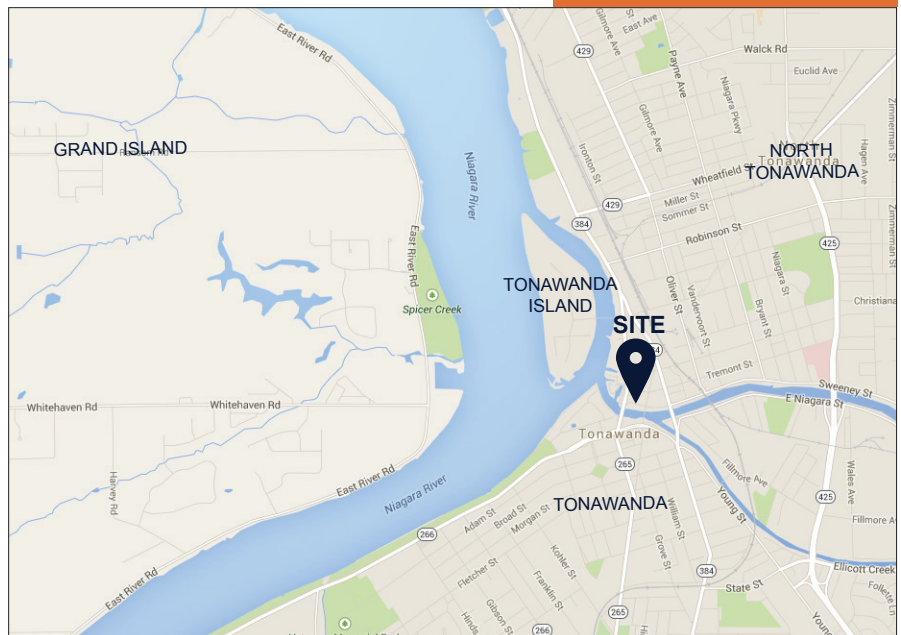
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#### FEATURED SITE



#### SITE ADVANTAGES

- Prime downtown location near restaurants & shopping,
- Canal waterfront
- Available for redevelopment
- Featured as a strategic site in the NT Momentum Revitalization Master Plan
- Incentives Available



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