



city resurgence, from downtown to the waterfront

SITE #21

Mixed Use Redevelopment
235 River Road



CONTACT:

MICHAEL ZIMMERMAN

Executive Director

Lumber City Development Corporation

716-695-8580 ext 5515

mzimmerman@lumbercitydc.com

SITE DESCRIPTION

This site is conveniently located between River Road and Main Street, with excellent access and close proximity to Tonawanda Island and Downtown North Tonawanda.

SITE ACCESS

The site has access on River Road and Main Street.

EXISTING USE

Equipment and materials storage.

AT A GLANCE

SITE MAP ON BACK...

TAX PARCEL ID

185.05-1-73
185.05-1-75
185.05-1-81.11
185.05-1-77.1

SITE SIZE

142,441 sf
3.27 acres

OWNERSHIP

Private

CURRENT ZONING

M-1 Light Manufacturing (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)

3 miles

DISTANCE TO CANADIAN BORDER (LEWISTON/QUEENSTON BRIDGE)

14 miles

DISTANCE TO NIAGARA FALLS INTERNATIONAL AIRPORT

6.7 miles

DISTANCE TO BUFFALO NIAGARA INTERNATIONAL AIRPORT

12.6 miles



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

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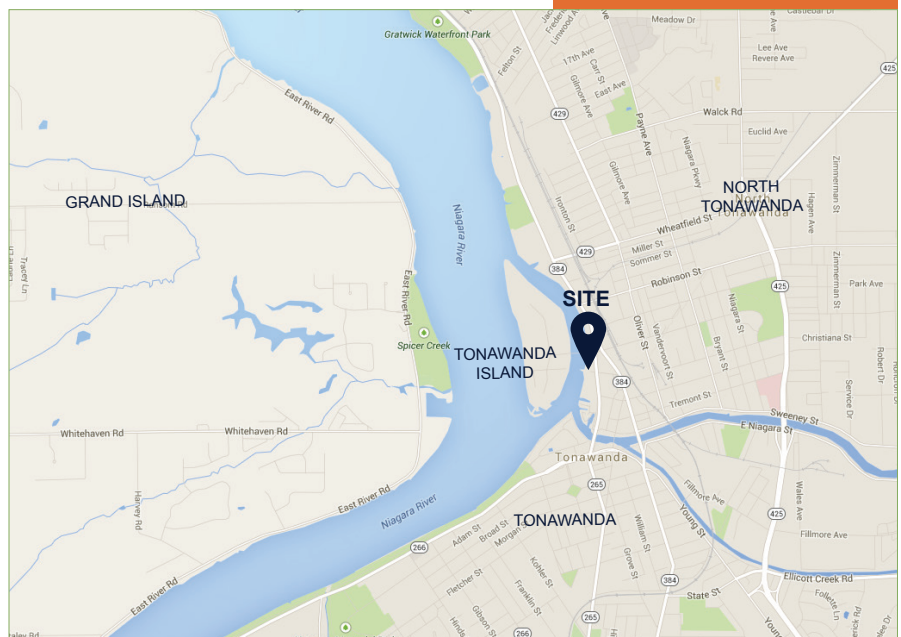
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FEATURED SITE



SITE ADVANTAGES

- Ideal location for redevelopment
- Direct access to River Road and Main Street.
- Across the street from Smith Boys Marina
- Featured as a strategic site in the NT Momentum Revitalization Master Plan
- Gateway to downtown and Tonawanda Island



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