

SITE #26

Residential or Hospitality
 2-17 Detroit Street



CONTACT:

MICHAEL ZIMMERMAN

Executive Director
 Lumber City Development Corporation
 716-695-8580 ext 5515
 mzimmerman@lumbercitydc.com

SITE DESCRIPTION

This site is home to a marina facility and a restaurant. It is located on Tonawanda Island, just across the Thompson Street Bridge and within walking distance to Downtown North Tonawanda. This site offers dock facilities, river access, and extensive frontage along the Niagara River. This site is currently available.

SITE ACCESS

The site can be accessed from Bridge Street on Tonawanda Island.

EXISTING USE

Warehouse, yard storage, restaurant and marina.

AT A GLANCE

SITE MAP ON BACK...

TAX PARCEL ID

184.08-1-15
 184.08-1-13.1

SITE SIZE

258,311 sf
 5.93 acres

OWNERSHIP

Private

CURRENT ZONING

Waterfront District (WD). Upcoming updates to the WD zoning district will incorporate performance standards to encourage flexibility in site design in exchange for public amenities.

EXISTING INFRASTRUCTURE

Water: North Tonawanda Water District
Sewer: North Tonawanda Sewer District
Electric: National Grid
Telecom: Verizon

DISTANCE TO INTERCHANGE (I-290)

2.8 miles

DISTANCE TO CANADIAN BORDER (LEWISTON/QUEENSTON BRIDGE)

14.5 miles

DISTANCE TO NIAGARA FALLS INTERNATIONAL AIRPORT

7 miles

DISTANCE TO BUFFALO NIAGARA INTERNATIONAL AIRPORT

12.8 miles



explore the momentum of life, work and play
at the water's edge

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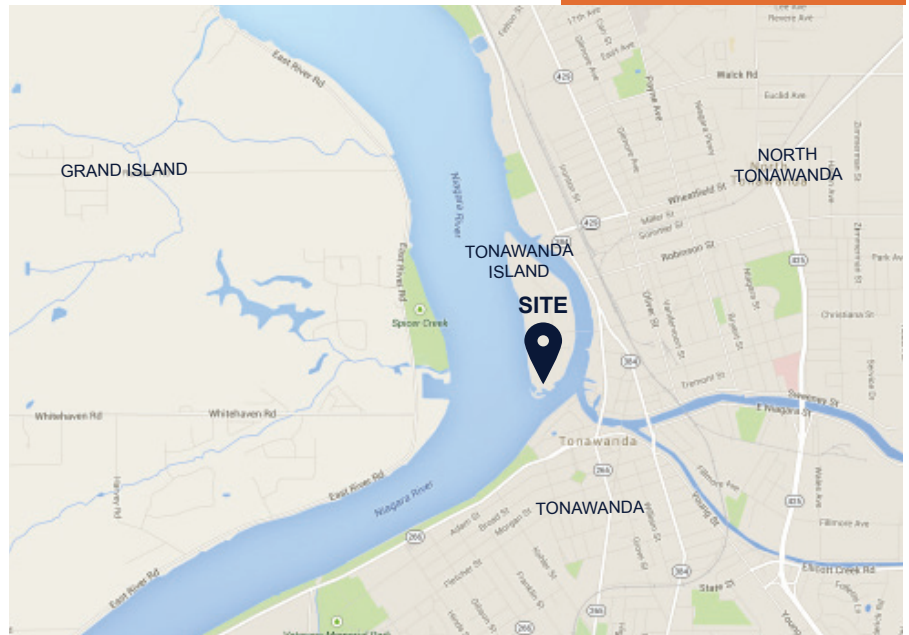
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FEATURED SITE



SITE ADVANTAGES

- Prime waterfront property on Tonawanda Island
- Extensive frontage along the Niagara River
- Featured as a strategic site in the NT Momentum Revitalization Master Plan
- Incentives available



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