

STRATEGICALLY LOCATED DEVELOPMENT OPPORTUNITY PROXIMATE TO WATERFRONT AND DOWNTOWN



235 RIVER ROAD SITE

Address	River Road & Main Street City of North Tonawanda, NY
SBL#	185.05 – 1-75 (4 total parcels)
Site Size	3.25 Acres
Buildings	Two
Zoning	M1 – Light Manufacturing
Current Use	Truck & Machinery Repair
Adjacent Uses	Light Industrial
Owner	Frank Metzger / Metzger Removal, Inc.
Highway Access	1.3 miles to Interstate-190
Railroad Access	N/A
Utilities	Electric, Gas, Water and Sewer



IDEALLY SUITED FOR:

- Downtown Commercial
- Apartments
- Office Space
- Boutique Hotel
- Mixed-Use Development



INCENTIVES

- Industrial Revenue Bonds
- Revolving Loan Funds
- Tax Abatement
- Brownfields Assistance
- Low Cost Power Programs
- Workforce Development & Training Assistance
- State Tax Credits & Capital Grants