

DOWNTOWN DEVELOPMENT OPPORTUNITY

POTENTIAL MIXED USE WITH SIGNIFICANT TAX CREDITS



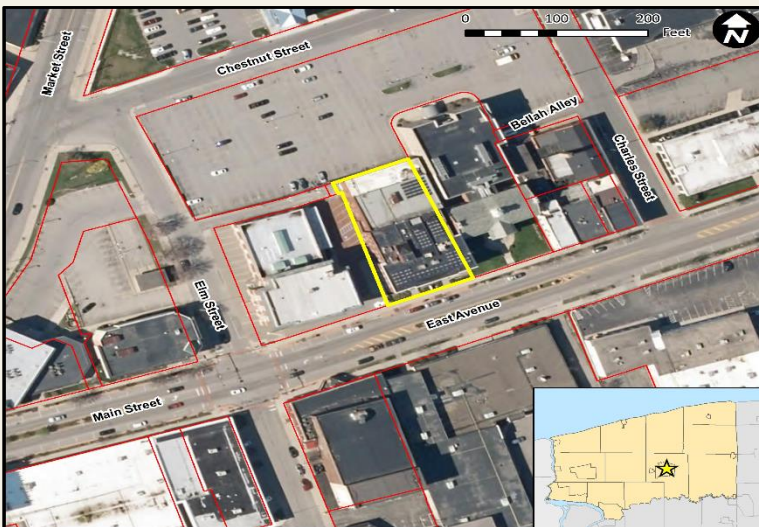
FORMER YMCA BUILDING

Address	19 East Avenue City of Lockport, NY
SBL#	109.14 – 1– 19
Site Size	0.41 Acres
Buildings	One (33,360 sq. ft.)
Zoning	B2 – Business (Central Business District)
Current Use	Vacant
Adjacent Uses	Library / Ice Arena / Retail / Theater / Office
Owner	YMCA Buffalo Niagara
Highway Access	1.7 miles to NYS Route 78
Railroad Access	No
Utilities	Gas, Electric, Water - 6" and 16" line @ 56 psi, Sewer line



IDEALLY SUITED FOR:

- Mixed-Use Development
- Downtown Commercial
- Apartments
- Boutique Hotel
- Offices



INCENTIVES

- Historic Preservation Tax Credits
- Industrial Revenue Bonds
- Revolving Loan Funds
- Tax Abatement
- Low Cost Power Programs
- Workforce Development & Training Assistance
- State Tax Credits & Capital Grants
- Federal Opportunity Zone Incentives