

29.2± ACRE COMMERCIAL DEVELOPMENT SITE

For Sale | 2061 Foote Avenue Ext. | Jamestown, NY 14701



OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	29.2 Acres
Price / Acre:	\$23,801
Year Built:	1985
Utilities:	All On-Site
Zoning:	B1, Business
Municipality:	Kiantone Township
County:	Chautauqua
Parcel No.:	065000-422.00-2-4

PROPERTY HIGHLIGHTS

- 29.20± Acre Development Site
- Corner Lot At The Signalized Intersection Of Foote Avenue & Route 62
- Along The Primary Corridor Between Jamestown, NY & Warren, PA
- Centrally Located In The Tri-State Area
- Mostly Level, Cleared Lot With Well, Septic, Gas & Electric On-Site
- Zoned B1 (Business District) In Kiantone Township
- Many Potential Uses: Retail, Service Businesses, Multi-Family, Single Family Home & More
- Lot Size Permits Up To 125 Residential Units
- Existing 4,560± SF Mixed-Use Structure: Apartment / Commercial Mixed-Use With Attached Garage
- Existing 3,600± SF Additional Structure (Barn / Catering) & Storage Shed
- Abundant Paved Parking
- Offered At \$695,000 (\$23,801/Acre)

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

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**Subject Property:
2061 Foote Ave. Ext.
Jamestown, NY 14701**

CONVIENIENTLY LOCATED IN THE TRI-STATE AREA

- 50 Miles (1 Hour) To Erie, PA
- 80 Miles (1.5 Hours) To Buffalo, NY
- 150 Miles (2.5 Hours) To Cleveland, OH
- 175 Miles (3 Hours) To Pittsburgh, PA

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SBRE
SHERRY BAUER REAL ESTATE SERVICES



Chautauqua Lake Fishing | 6.3 Miles (15 Minutes)

A 17-mile long & up to 2 mile wide lake offering walleye, muskellunge, bass & panfish fishing with options for fishing charters & boat rentals
<https://www.tourchautauqua.com/explore/fishing-guides-and-charters>



Chautauqua Institution | 20.1 Miles (32 Minutes)

An educational center & summer resort on Chautauqua Lake with 2 golf courses & 9 weeks of lectures & performing arts: ballet, opera, orchestra, religious, etc. | <https://www.chq.org/>



National Comedy Center | 4.7 Miles (12 Minutes)

The nation's official cultural institution & museum dedicated to comedy | <https://comedycenter.org/>



Lucille Ball Desi Arnaz Museum | 4.3 Miles (11 Minutes)

A museum dedicated to comedians Lucille Ball and Desi Arnaz, Jr. and the I Love Lucy show | <https://comedycenter.org/lucy-desi-museum/>



Roger Tory Peterson Institute | 6.7 Miles (14 Minutes)

A center dedicated to the renowned ornithologist & wildlife artist, Roger Tory Peterson & his field guides offering exhibits, events, nature trails & observation opportunities | <https://rtpi.org/>



Robert H. Jackson Center | 4.2 Miles (11 Minutes)

A historical center dedicated to the life & legacy of Robert H. Jackson & providing a forum for education & discussion on law & justice issues
<https://www.roberthjackson.org/>

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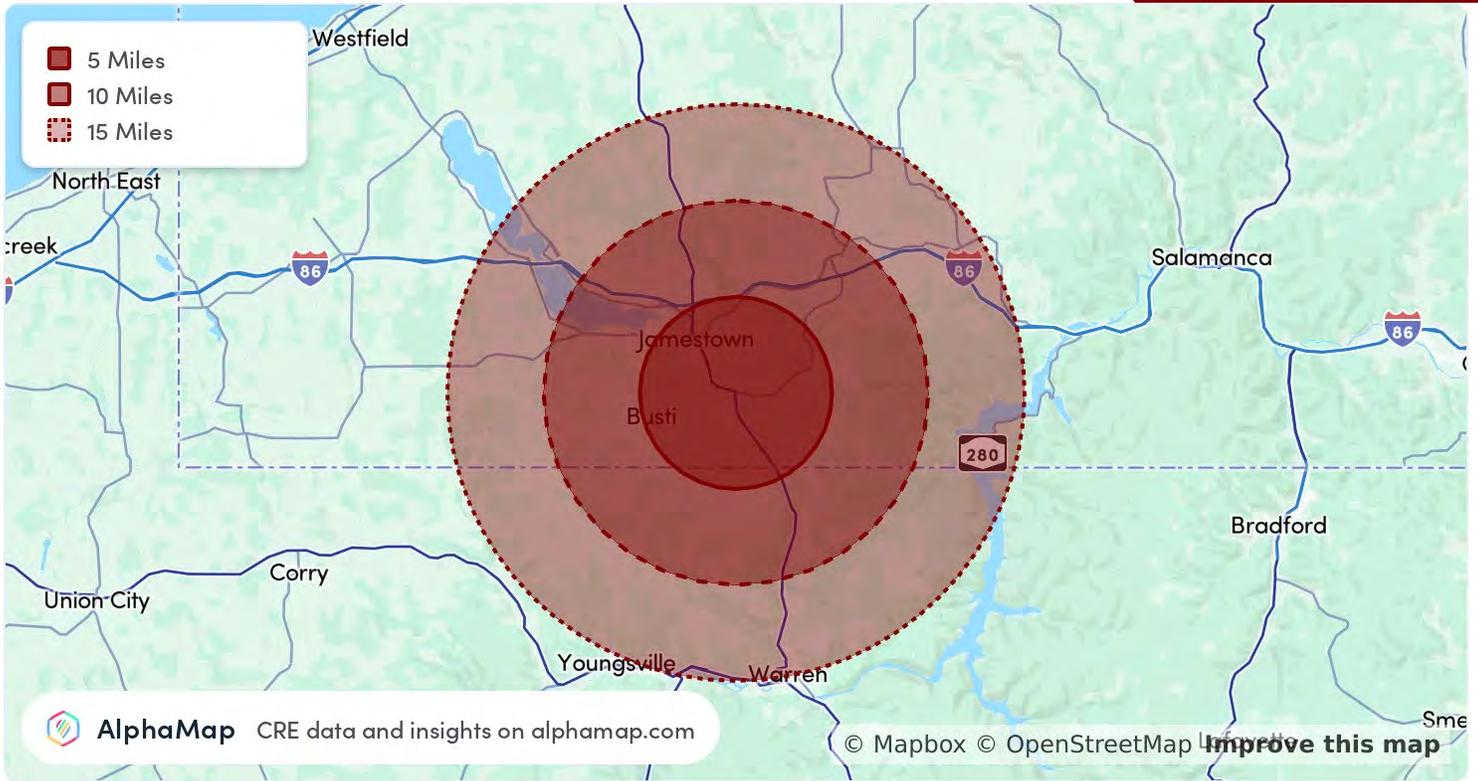
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	38,407	57,229	86,261
Average Age	42	43	44
Average Age (Male)	41	42	43
Average Age (Female)	43	44	45
HOUSEHOLD & INCOME	5 MILES	10 MILES	15 MILES
Total Households	16,838	24,837	36,969
Persons Per HH	2.3	2.3	2.3
Average HH Income	\$57,221	\$68,087	\$72,874
Average House Value	\$123,884	\$147,844	\$157,958
Per Capita Income	\$24,878	\$29,603	\$31,684

Map and demographics data derived from AlphaMap

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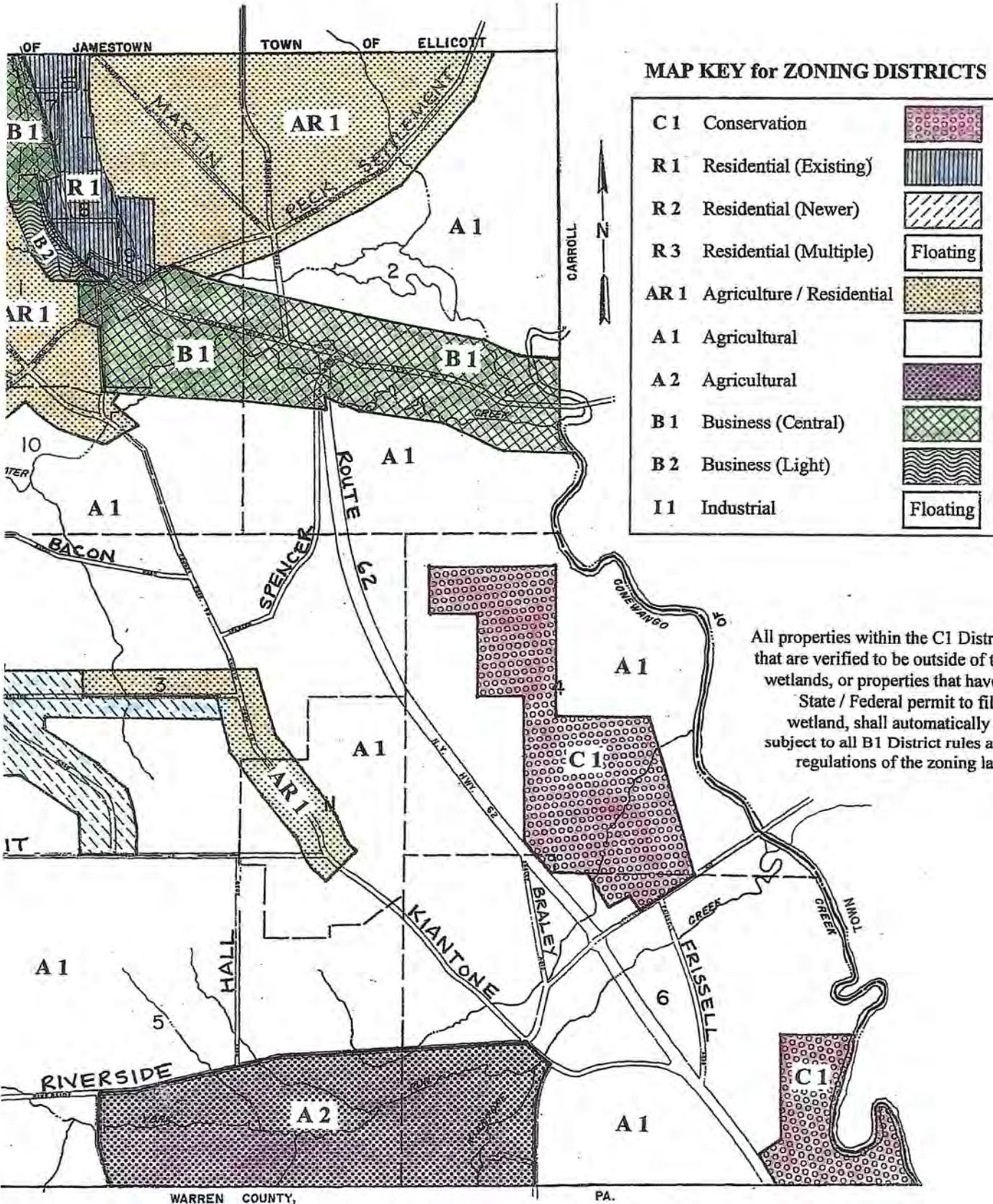
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ZONING DISTRICT MAP for the TOWN of Kiantone, NY

October 27, 2005



All properties within the C1 District that are verified to be outside of the wetlands, or properties that have a State / Federal permit to fill a wetland, shall automatically be subject to all B1 District rules and regulations of the zoning law.

The zoning district boundaries shown on this map are approximate. For detailed information, refer to the official zoning maps (reduced size tax section maps).

SECTION 408 BUSINESS DISTRICT (Central) (B-1)

A. Purpose - The purpose of the B-1 District is to promote most types of retail and service uses which are vehicle oriented for the use of residents and visitors. At the same time, a major goal is to protect and enhance the community by encouraging aesthetically appealing business with safe ingress and egress and limiting strip development. This district also promotes intense multi-family residential uses.
NOTE: Uses marked with an asterisk (*) are allowed by two or more types of permits (by right, special use, or no permit) and the supplemental section referred to should be consulted in each case to fully understand which permit applies.

B. Uses by Right (Permit Required)

- * Fences / walls (in accordance with Section 616)
- * Signs (in accordance with Section 615)
- * Swimming pool - private (in accordance with Section 643)
Customary accessory use
- Demolition (in accordance with Section 517)
- Garage - accessory
- Open porch / deck (in accordance with Section 508)
- Single Family Dwelling - Detached (Conventional; prefabricated; or manufactured)
- TV Dish Antenna (over 4 feet diameter) (in accordance with Section 617)

C. Uses by Special Use Permit (Hearing Required)

- * Fences / walls (in accordance with Section 616)
- * Home occupation (in accordance with Section 608)
- * Household sale / garage sale (in accordance with Section 609)
- * Pond (in accordance with Section 612)
- * Signs (in accordance with Section 615)
- * Solar energy system (in accordance with Section 618)
- * Swimming pool - private (in accordance with Section 643)
- * Travel Trailer (Accessory Use) (in accordance with Section 625)
- Accessory / Efficiency Apartment (in accordance with Section 607)
- Antique shop
- Apartment above commercial storefront
- Appliance repair shop
- Appliance store
- Artisan shop
- Arts / civic / community / convention center
- Auction business
- Auto sales / used car lot (in accordance with Section 637)
- Autobody / repair shop / towing service (in accordance with Section 639)
- Bakery shop
- Bank / credit union
- Bar (live entertainment / no live entertainment)
- Barber / beauty shop / tanning salon
- Billiards / pool hall

Blacksmith shop
Boat storage business
Book / music store
Brew pub / micro brewery
Building contractor business
Building materials store / home improvement center
Car wash (in accordance with Section 611)
Carnival / circus - temporary
Catalog store
Child Daycare Center (in accordance with Section 630)
Church / rectory
Church, storefront
Clothing / accessories store
Commercial recreation
Copy shop
Corner grocery store / convenient store / minimart
Custom workshop
Dance studio
Daycare Facility (School age) (in accordance with Section 630)
Department / variety store
Drive-in business (in accordance with Section 611)
Drugstore
Durable goods - wholesale
Educational services
Electronic game room
Farm animals (noncommercial) (in accordance with Section 648)
Farm machinery / implement store
Farmers market
Feed & seed shop
Financial institution
Firehall / fire station
Florist shop
Food supermarket
Fraternal facility / club
Funeral home
Furniture / home furnishings
Gambling facilities
General agricultural business
Gift shop
Group Home
Hardware / glass / paint store
Health / personal care
Health club
Hospital / Clinic / Health Care Facility
Hotel / motel
Insurance office

Large box retail
 Laundromat / dry cleaning shop
 Library / museum / gallery
 Limousine service
 Liquor store
 Loading / unloading facility (in accordance with Section 614)
 Locksmith shop
 Massage establishment / therapeutic
 Medical building
 Mobile home / trailer sales
 Monument sales
 Motor vehicle parts store
 Multiple / mixed uses (in accordance with Sections 603 and 604)
 Multiple Dwellings (3-5 units) - Attached (in accordance with Section 605)
 Multiple Dwellings (6+ units) - Attached (in accordance with Section 605)
 Municipal office
 Newsstand
 Nondurable goods - wholesale
 Nursery / greenhouse - commercial
 Nursing Home / Rest Home / Health Center
 Parking - commercial lot (in accordance with Section 613)
 Pet store
 Photography / music studio
 Plumbing / heating store
 Post office
 Professional office / office building
 Public park - passive
 Radio / TV broadcasting station
 Realty office
 Rental store
 Restaurant / fast food restaurant (in accordance with Section 642)
 Rifle range / skeet / gun club (in accordance with Section 639)
 Roadside stand - (in accordance with Section 610)
 School / college - public / private
 Scientific services
 Senior Housing (3+ units) - Attached
 Shopping center / mall / outlet mall (in accordance with Section 640)
 Small Daycare Center (in accordance with Section 630)
 Specialty shop
 Sporting goods store
 Stadium / ice rink / skateboard park
 Swimming pool – public
 Temporary retail outlet (in accordance with Section 641)
 Tennis court - private / accessory
 Tennis court - public / commercial
 Theatre (single & multiplex)

Truck terminal plaza
 Utilities (public) (e.g. water)
 Utilities (quasi-public) (e.g. phone)
 Vehicle repair-shop / towing service (in accordance with Section 639)
 Vehicle service station / gas station (in accordance with Section 639)
 Video rental store
 Water tower
 Windmills - private

- D. Uses Requiring No Permit (Requires Compliance with Law)
- * Fences / walls (in accordance with Section 616)
 - * Household sale / garage sale (in accordance with Section 609)
 - * Pond (in accordance with Section 612)
 - * Signs (in accordance with Section 615)
 - * Solar energy system (in accordance with Section 618)
 - * Travel Trailer (Accessory Use) (in accordance with Section 625)
 - Forestry / lumbering / reforestation
 - Horticulture - private
 - Junk vehicles - private property (in accordance with Section 645)
 - Limited agriculture - (in accordance with Section 648)
 - Outdoor Storage - Recreational Vehicles (in accordance with Section 631)
 - Parking - private (in accordance with Section 613)
 - Roadside Stand - (in accordance with Section 610)
 - Small Daycare Home (in accordance with Section 630)
 - Storage structure (150 sq. ft. or less) (in accordance with Section 632)
 - Storage structure (in accordance with Section 632)
 - Topsoil removal (in accordance with Section 629)
 - Trash - private property (in accordance with Section 634)

E. Area Standards -

<u>SINGLE FAMILY UNITS</u>	<u>Primary Use</u>	<u>Accessory Use</u>
Minimum Lot Size (Square Feet)	25,000	---
Minimum Lot Width (Base + ft. per unit)	100	---
Maximum Lot Coverage (% of lot area)	40%	---
Minimum Front Yard (feet from street edge)	50	60
Minimum Side Yard (Base + ft. per unit)	15	10
Minimum Rear Yard (Base + ft. per unit)	25	10
Maximum Structure Height (stories)	2.5	1.5
Minimum Floor Space (sq. ft. of living space)	850	---

<u>MULTIPLE FAMILY UNITS (Standard)</u>	<u>Primary Use</u>	<u>Accessory Use</u>
Minimum Lot Size (Base + sq. ft. per unit)	20,000 + 10,000	---
Minimum Lot Width (Base + ft. per unit)	75 + 10	---
Maximum Lot Coverage (% of lot area)	40%	---
Minimum Front Yard (feet from street edge)	50	60
Minimum Side Yard (Base + ft. per unit)	15 + 2	20
Minimum Rear Yard (Base + ft. per unit)	25 + 2	20
Maximum Structure Height (stories)	2.5	1.5
Minimum Floor Space (sq. ft. of living space)	700	---
<u>OTHER USES (Business, Schools, etc.)</u>		
Maximum Lot Coverage (% of lot area)	50%	---
Minimum Front Yard (feet from street edge)	50	60
Minimum Side Yard (feet)	15	10
Minimum Rear Yard (feet)	25	10
Maximum Structure Height (stories)	2.5	1.5