

FOR SALE

Rare Development Site

74 Water Street, Mayville, NY 14757



Hard to Find 1.2 ± Acre Chautauqua Lake Development Opportunity

Property Information

Lot Size 1.2 ± Acres

Property Highlights

Beautiful Waterfront Property Located on the North Basin of Chautauqua Lake

- 1.2 Acres of Developable Land For Sale
- Possibility for additional land nearby to become available
- Centrally Located between Buffalo, Cleveland and Pittsburgh
- Lakeside Business Zoning District & Lakeside Business Overlay District
- Located close to The Chautauqua Institution, a Nationally Recognized Not-For Profit Educational Center and Resort Situated on more than 2,000 Acres
- Approximately 8 miles from Interstate 90 & 86, and 11 miles from Bemus Point
- Ideal For: Development Opportunity, Commercial Development, Multi-Family Residential Housing, Mixed-Use Building, Waterfront Restaurant and/or Hotel

Demographic	1 Mile	3 Miles	5 Miles
Population	1,344	2,797	4,267
Average H.H. Income	\$66,666	\$77,480	\$78,312



Waterfront Land For Sale

Contact

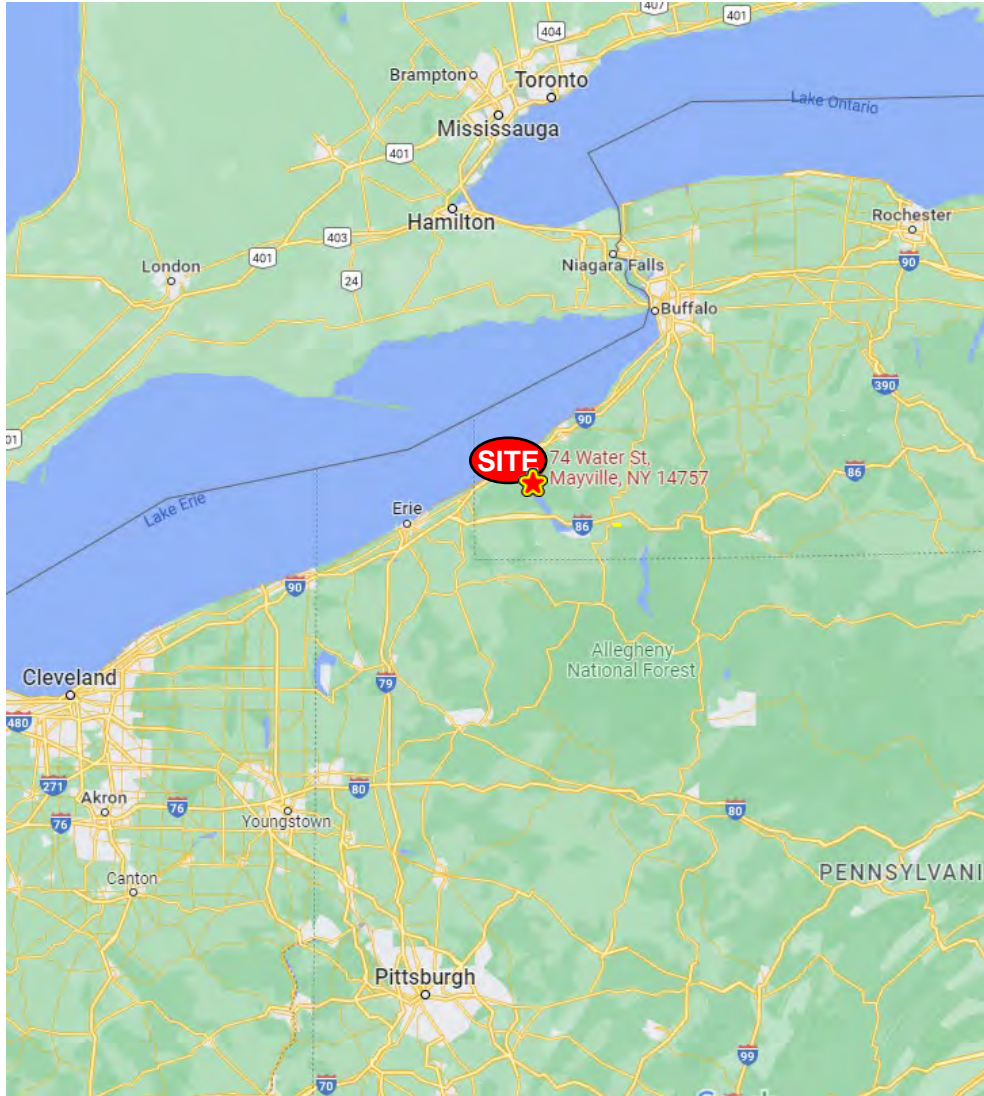
Richard J. Schechter
Associate Real Estate Broker
+1 716 316 4040
rschechter@pyramidbrokerage.com

Jeffrey Clabeaux
Real Estate Salesperson
+1 716 725 4345
Jclabeaux@pyramidbrokerage.com

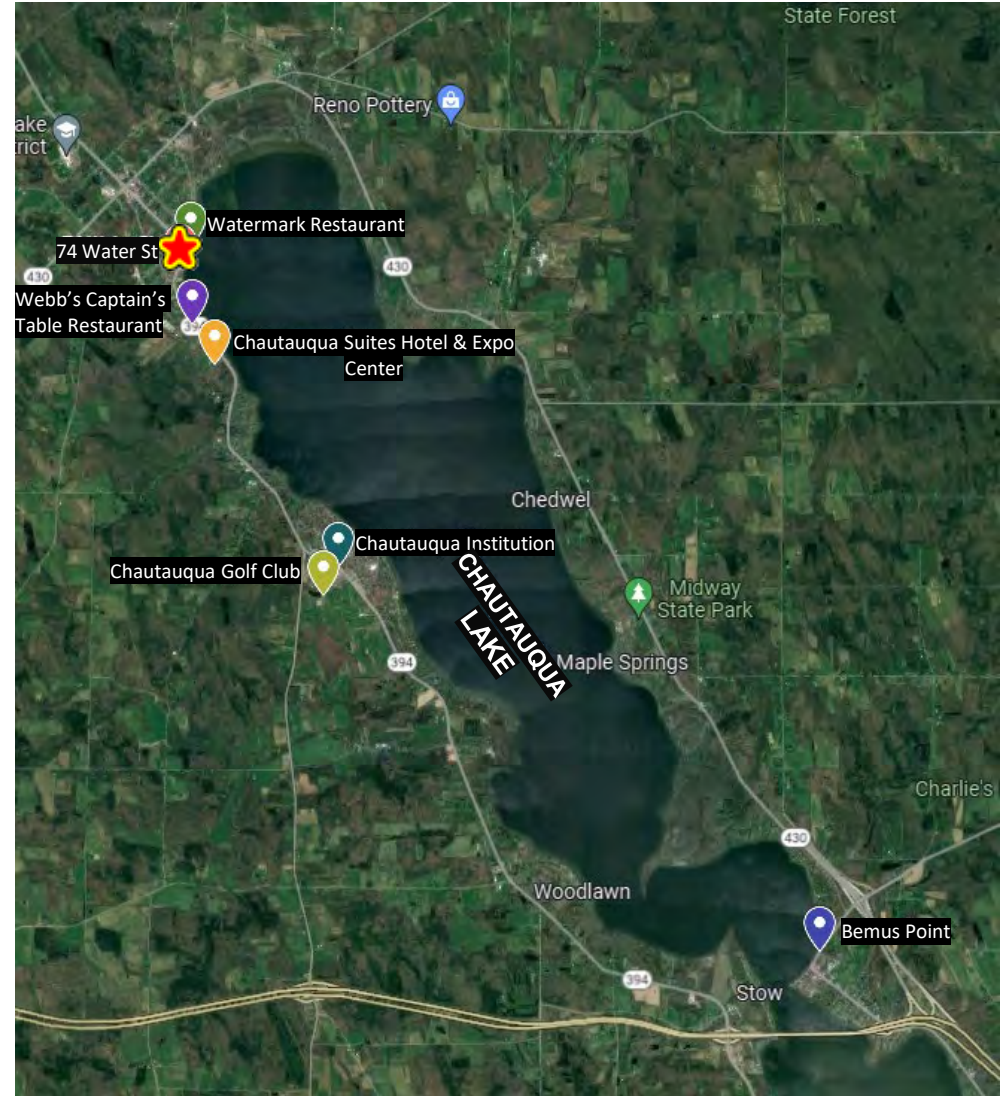
14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

FOR SALE

74 Water Street | Mayville, NY



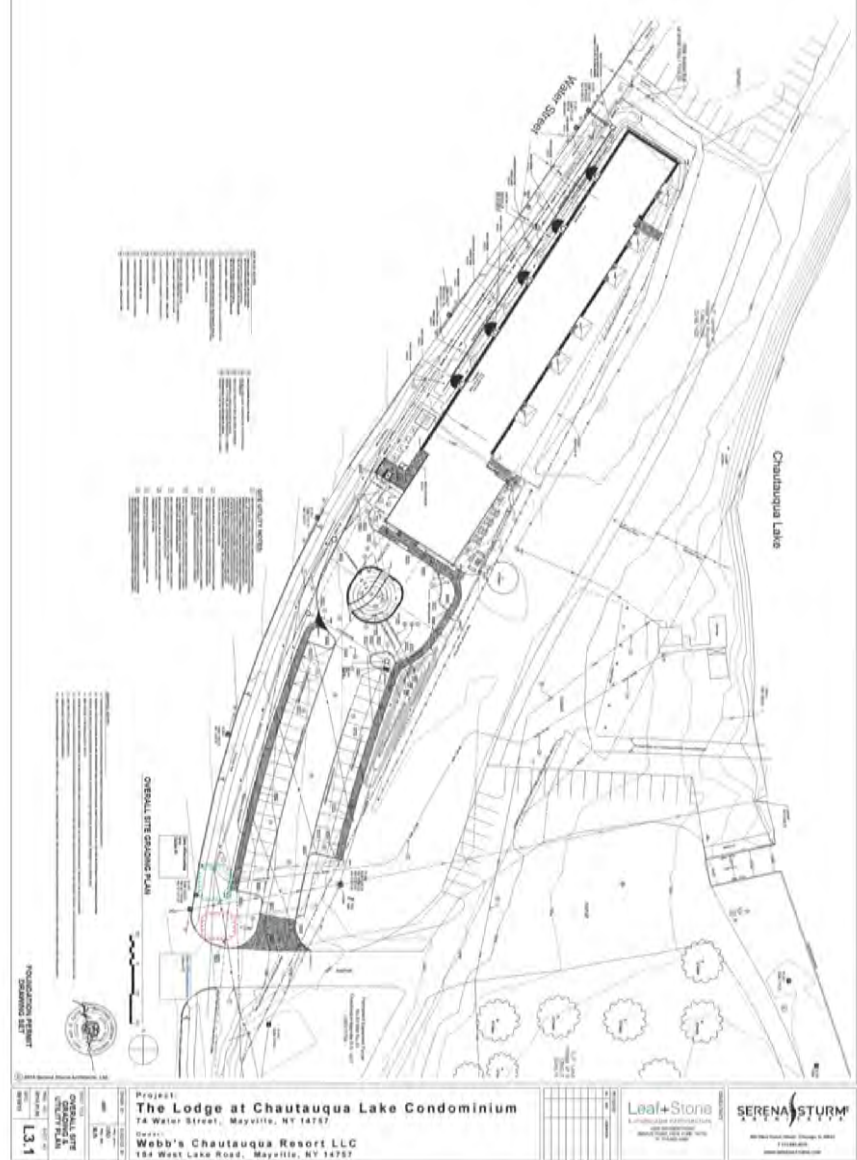
Location Map



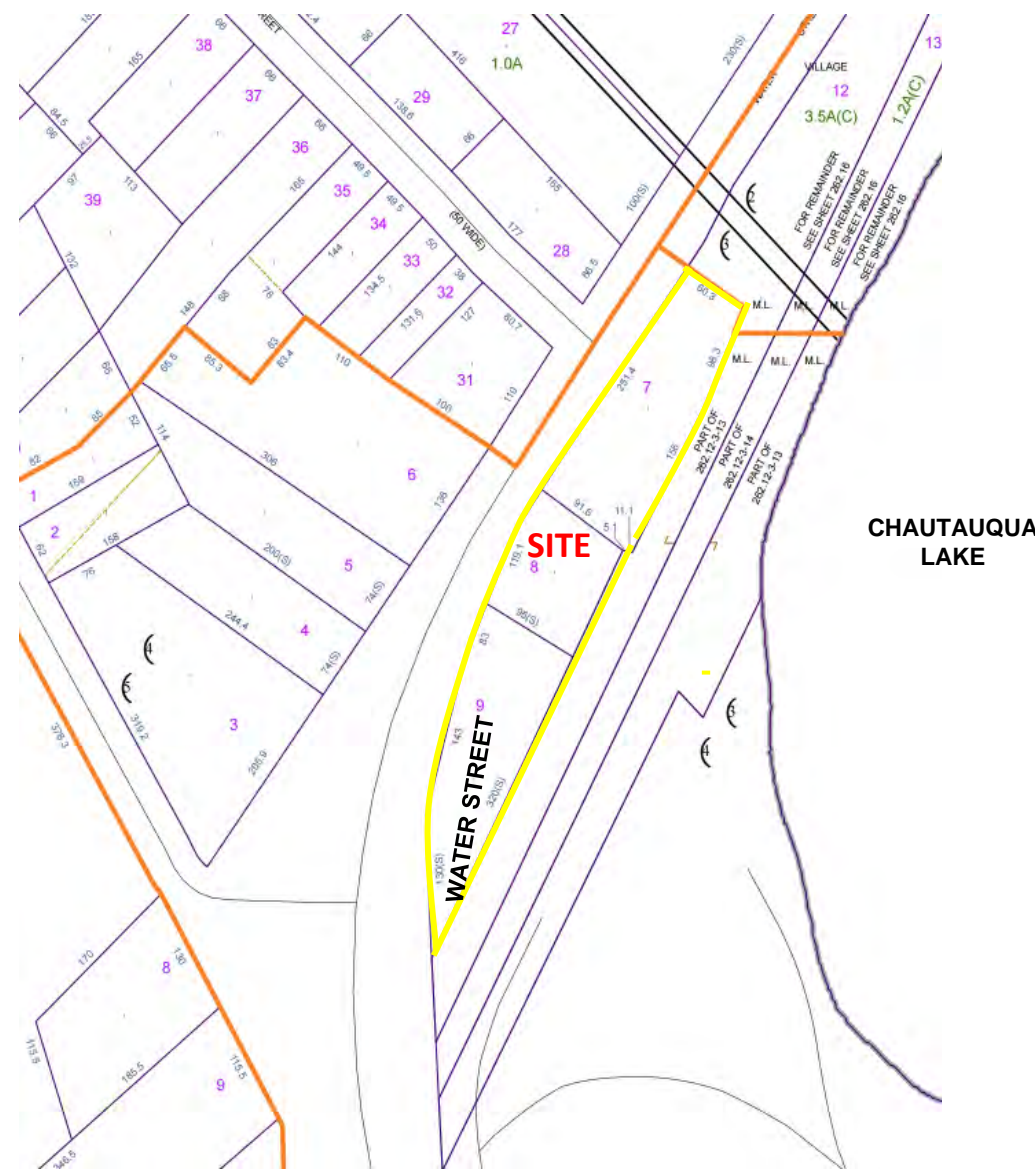
Aerial Map

FOR SALE

74 Water Street | Mayville, NY



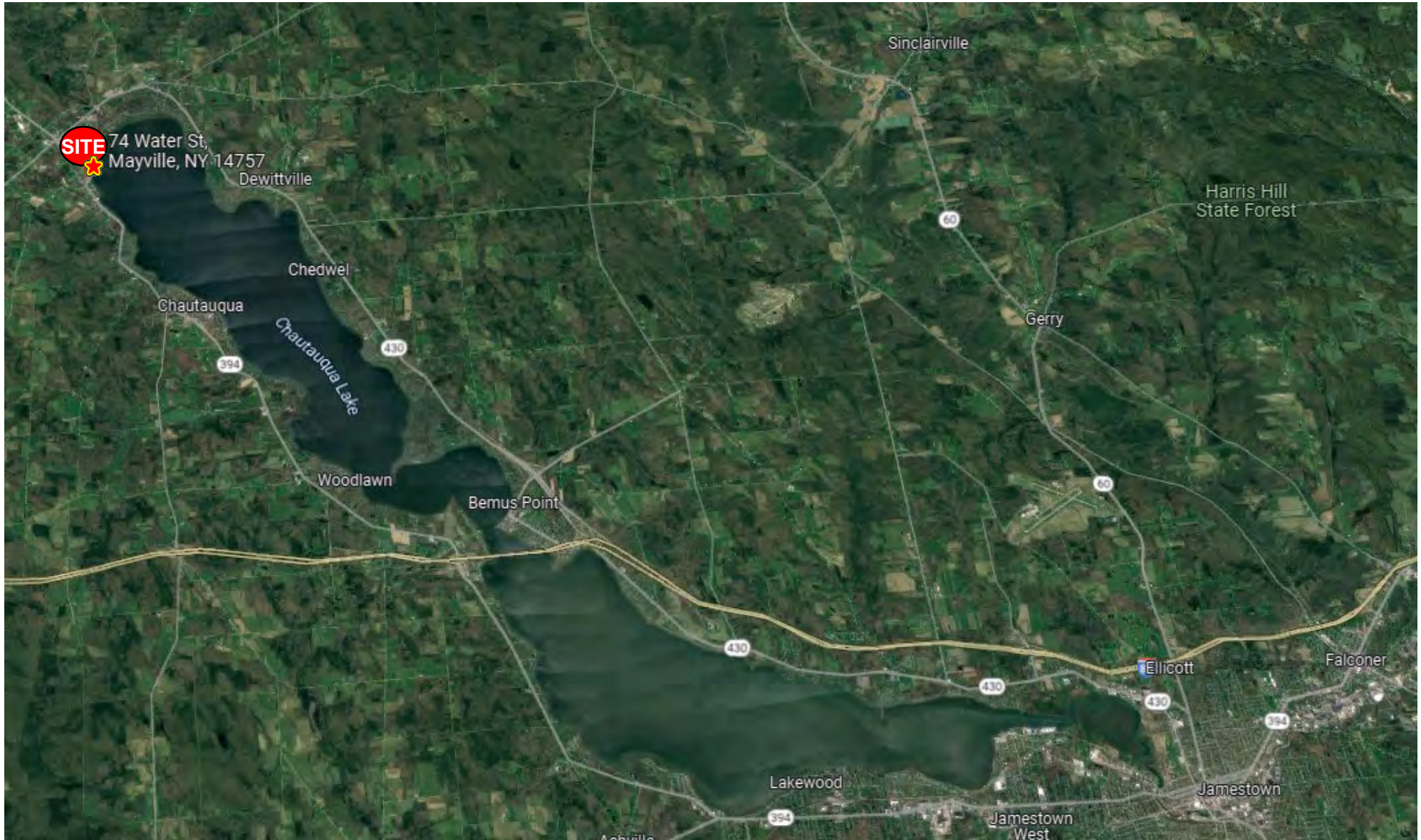
Survey



Tax Map

FOR SALE

74 Water Street | Mayville, NY



Chautauqua Lake Aerial

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.