

26 Acre Multi-Family Development Site

“Now this is Value.”

Take: An All-American community of 16,000 residents with safe, attractive neighborhoods; a classic village with quaint shops and restaurants; fabulous year-round festivals and entertainment venues and place it on a world class river, surrounded by orchard farms and vineyards.

Add: An outstanding school system; top rated golf courses and world class sailing.

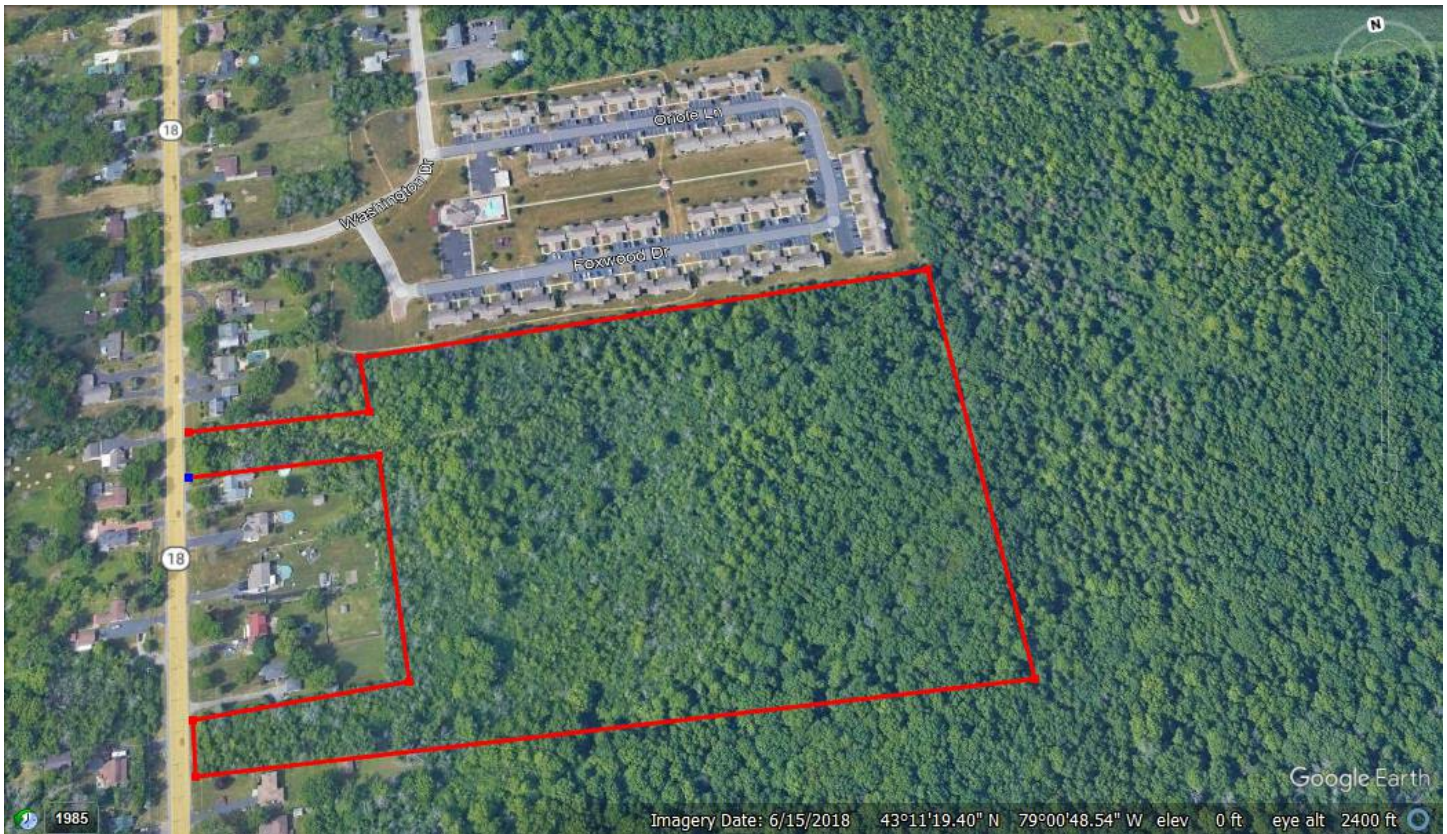
Equals: A community that appeals to young families and empty nesters and everyone in between.

Welcome to Lewiston, New York

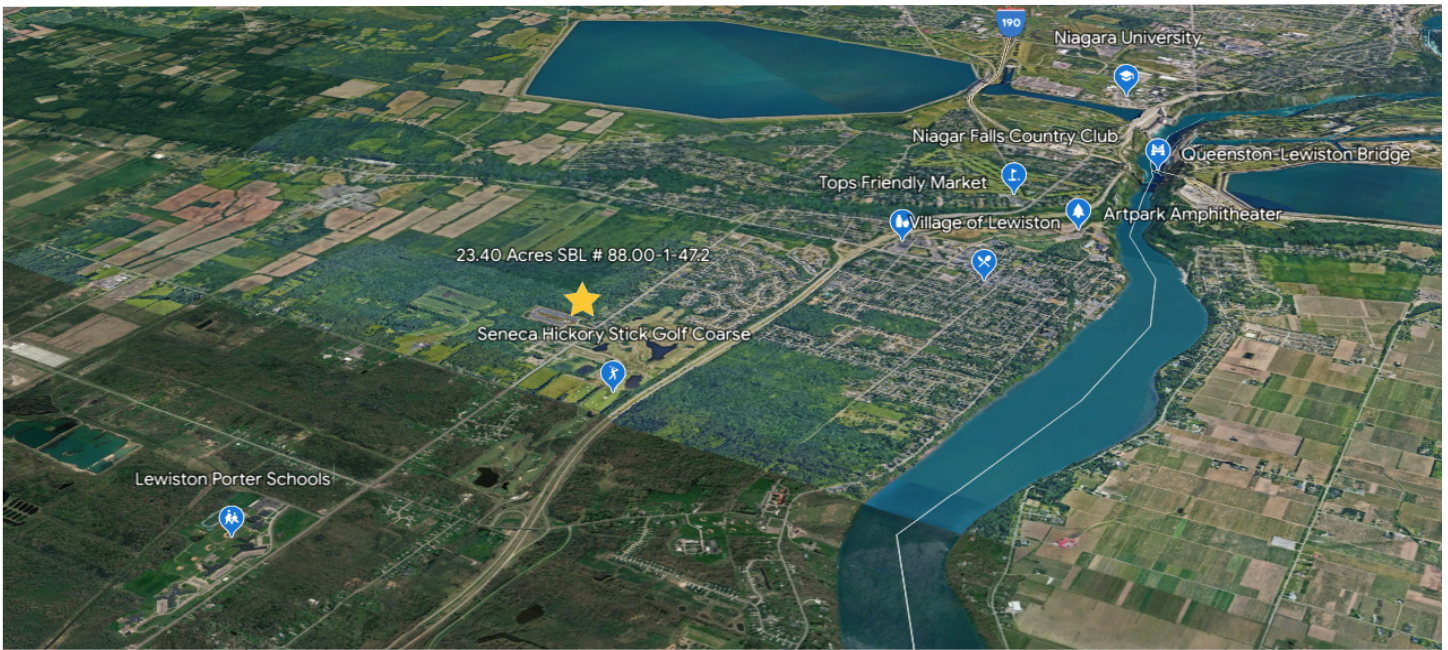


The Opportunity:

Located within 1.5 miles of the Village of Lewiston.



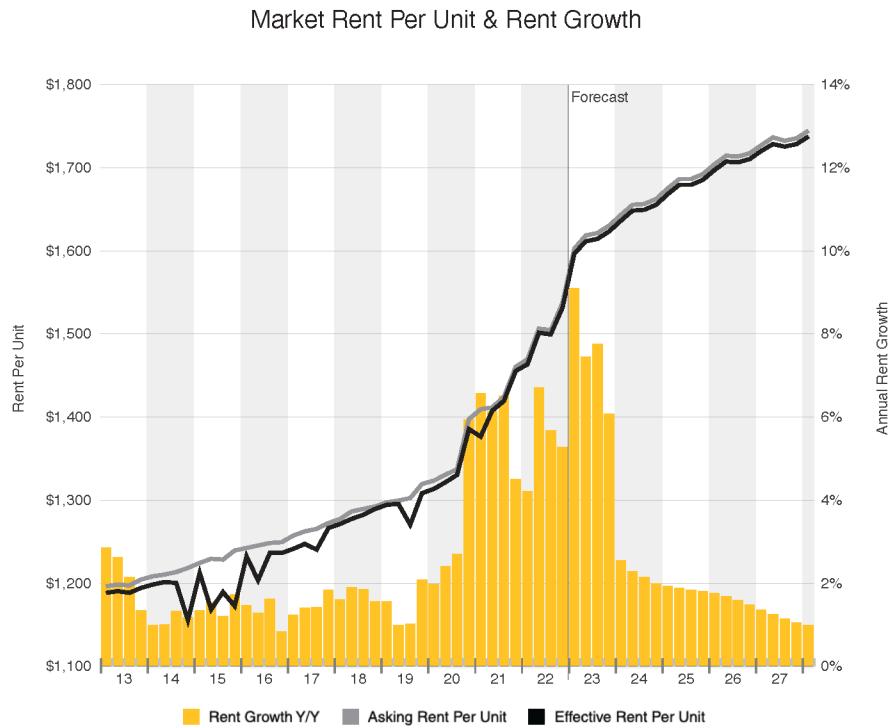
- +/- 26.40 acres, prime development Land with (2) ingress/egress driveways on Creek Rd. (NYS Rte 18)
- S.B.L. # 88.00 -1-47.2
- Zoning: Rural Residential (RR) – Upon Approval of site plan it will re-classify as Planned Unit Development (PUD)
- Topography: High and dry. Treed, with gentle slope.
- Utilities: At driveway Entrances on Creek Rd.
 - Sewer – county
 - Water – county
 - Electric – National Grid
 - Gas – National Fuel
 - Storm - county
- R.E. Taxes: Estimate 2023
 - City/town - \$859.00
 - School - \$1,109.00
 - Total - \$1,968
- **Financing: Bank Financing Difficult? Need your capital for the entitlement process? No Problem – Seller will hold mortgage – Flexible Terms!!**



Location	Distance
Lewiston Porter Schools	2.1 miles
Seneca Hickory Stick Golf Course	0.4 miles
Tops Friendly Markets	2.2 miles
Niagara University	4.3 miles
Queenston-Lewiston Bridge	4.3 miles
Artpark	3.4 miles
Niagara Falls Country Club	2.9 miles
Village of Lewiston Restaurants	
Village Bake Shoppe	2.9 Miles
Apple Granny	
Brickyard Pub & BBQ	
The Spicy Pickle	
Casa Antica	
Di Camillo Bakery	
Orange Cat Coffee Co.	
The Lewiston Stone House	
Cask & Cow	
Syros Restaurant	
Tin Pan Alley	

Neighboring Development:

Located adjacent to the Woods at Blairville, a mature 118-unit rental townhome development and ¼ mile south of the recently approved President's Park a 168-unit multi-family rental project. Other nearby rental developments all enjoy at or near 100% occupancy.



*As of March 8, 2023 - Data provided by CoStar Realty Information, Inc.

List Price: **\$950,000** (Seller Financing Available)

Summary: Demand for multi-family, rental properties in quality communities is expected to remain strong for many years to come.

Based on a development consisting of 168 units this equates to a land cost /unit of:

\$5,655/unit.

“Now this is Value!!”

Steve Blake, Managing Director

Licensed Real Estate Broker

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