

FOR SALE AND REDEVELOPMENT | Jamestown Furniture Exposition Building (“Furniture Mart”)
172,000 SF with Contiguous Parking | 111 West 2nd St, Jamestown, NY 14701



AERIAL DRONE FLYOVER



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Paula Blanchard

Real Estate Salesperson

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- Iconic former furniture exhibition center, circa 1917, registered as an architectural landmark and recognized as a vital anchor for Downtown Jamestown.
- Prime location across from the award-winning National Comedy Center and steps from Northwest Arena, the Lucy-Desi Museum, Jamestown Riverwalk and Chadakoin River.
- Estimated \$30–\$40 million revitalization and adaptive reuse opportunity, with developers encouraged to explore collaborative approaches.



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- Nine-story structure with 19,000+ sq. ft. floor-plates and central core, well suited for mixed-use development, including ground-floor retail, meeting and conference space, mixed-income residential, office/commercial uses, boutique hotel, and complementary amenities.
- Potential federal, state, CCIDA and local incentives are available for the right project, including a \$1.345 million WNYREDC grant and the possibility of funding from the recently awarded NYS Downtown Revitalization Initiative(DRI)
- Located within the Jamestown Downtown Historic District and eligible for State and Federal Historic Tax Credits.
- Jamestown’s economy continues to diversify beyond its historic furniture manufacturing base, with growing momentum in tourism, meetings and conferences, advanced manufacturing, and healthcare.

MODERN INFRASTRUCTURE

- Large loading dock
- Heavy power
- Auxiliary generator
- Updated fire panel



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387.48-1-3

- 111 West 2nd St.
- 172,127 SF 9-Story Office Building
- Owner: Meritocracy Ventures Ltd
- Office Building
- 9 Stories
- 19,125 SF Floor Plates
- 0.43 Acres
- \$1,194,000 - 2025 Full Market Assessment with Equalization
- Sale Price: Please Inquire

387.48-1-4

- Washington St.
- Owner: Meritocracy Ventures Ltd
- Parking Lot (adjacent to loading dock)
- 0.24 Acres
- \$14,900 - 2025 Full Market Assessment with Equalization
- Sale Price: Included with parcel 387.48-1-3

387.48-1-5

- 107-109 W 2nd St
- Owner: Prairie Covenant NY LP
- Parking Lot
- 0.09 Acres
- \$2,400 - 2025 Full Market Assessment with Equalization
- Sale Price: TBD

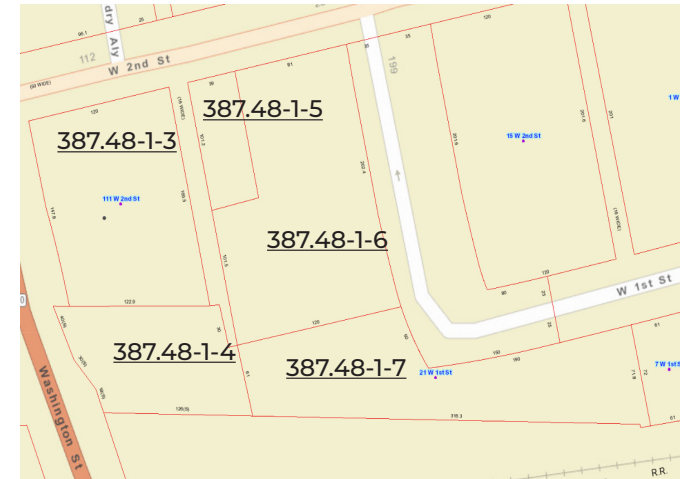
387.48-1-6

- 105 West 2nd St
- Owner: Ogden Newspapers
- Parking Lot
- 0.52 Acres
- \$12,700 - 2025 Full Market Assessment with Equalization
- Sale Price: \$500,000 (Gebbie Foundation option transfers to new owner)
- Potential to Develop 3-Story Parking Ramp On-Site

387.48-1-7

- 21 West 1st St.
- Owner: Ogden Newspapers
- Parking lot/storage
- 0.46 Acres
- \$73,900 - 2025 Full Market Assessment with Equalization
- Sale Price: Included with the purchase of 387.48-1-6

Current parking configuration provides approx. 80 spaces with potential for expansion



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With more incentives now accessible than ever before, this is the ideal opportunity for visionary developers to take advantage of the Furniture Expo's “Priority Project” status. Timing is critical for Summer/Fall 2026 funding windows.

For more information:

[Jamestown's Winning DRI Application](#)



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Bring your vision to Jamestown's economic renaissance.

Joint ventures and collaboration are encouraged.



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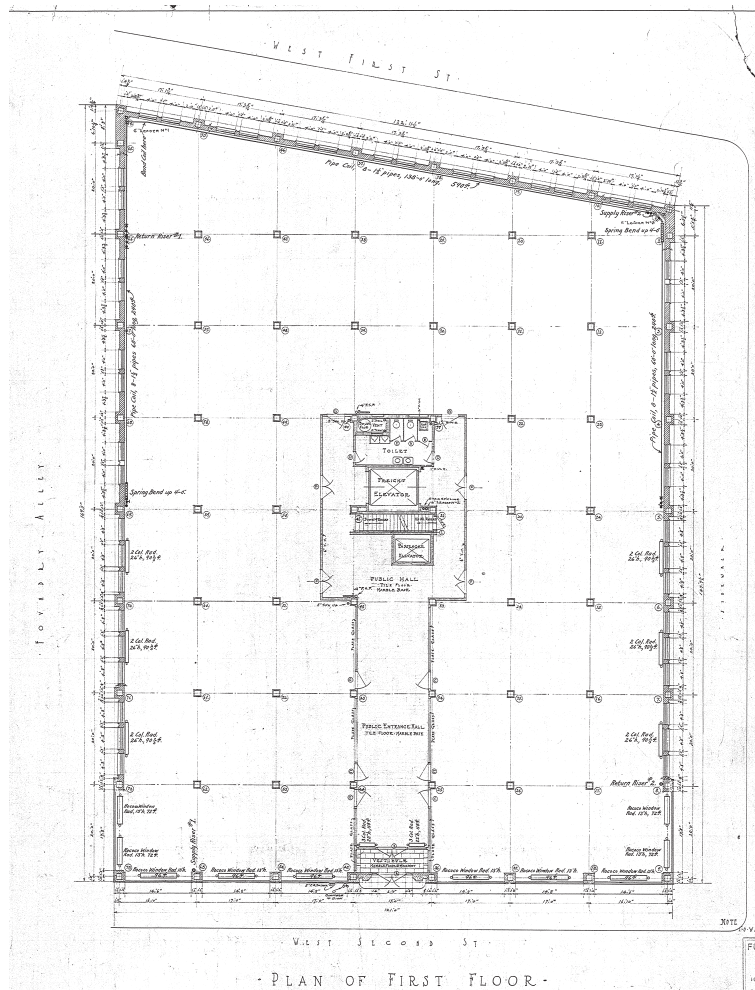
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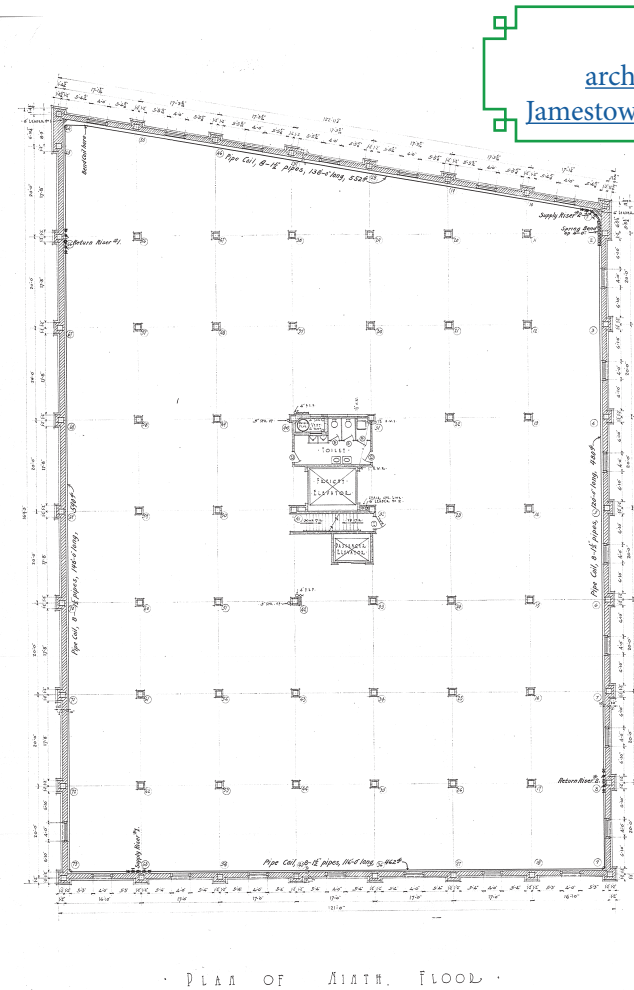
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First Floor



Floors 2-9/Building Footprint

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