

FOR LEASE/ MARINA, EQUIPMENT, AND WATERFRONT DEVELOPMENT SITE
SALE 18-24 Lake Shore Drive West and 30 Central Avenue, Dunkirk, NY



- In the heart of City of Dunkirk's downtown renaissance.
- One of the few New York sheltered harbor areas on Lake Erie's southern shore.
- Zoning: C-1 Tourism Commercial District and H-1 Harborfront 1 Overlay District
- Two sites available, can be acquired separately or together.

Sale/Lease: Marina Site, East of City Pier in Dunkirk Small Boat Harbor

- Marina business and equipment are for sale, new marina operator will enter into a lease/licensing agreement with City of Dunkirk, with other options possible with guaranteed capital investment.
- Included in Dunkirk Strategic Plan to receive proposed \$2 million in improvements via NYS Downtown Revitalization (DRI) funding
- Approx. 200 boat slips, can accommodate vessels up to 60 feet, water, wifi, 30-50amp power
- 1,297~ sq ft operating bar & restaurant (new in 2022), and 600~ sq ft restroom/shower/storage building



Paula Blanchard

Real Estate Salesperson

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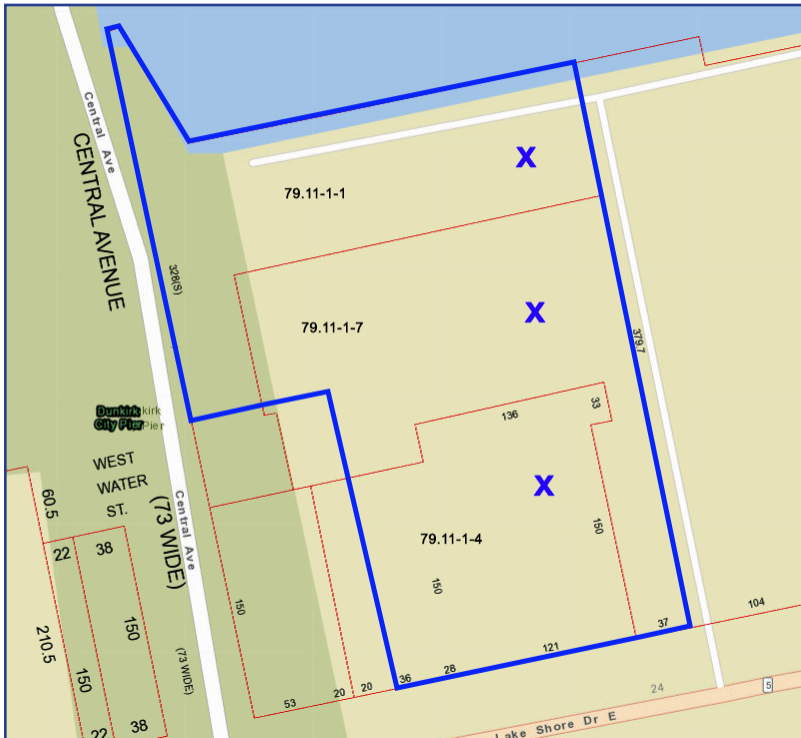
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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation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

FOR LEASE/ SALE MARINA, EQUIPMENT, AND WATERFRONT DEVELOPMENT SITE

18-24 Lake Shore Drive West and 30 Central Avenue, Dunkirk, NY



- Site includes 850~ ft waterfront frontage, 328~ ft frontage on Central Avenue, and 242~ ft frontage on Lake Shore Drive East.
- Extensive equipment list for sale includes fueling and pump-out facilities, Kleeco 20-ton travel-lift, JCB Forklift, two hydraulic trailers, tractor, work barge, crane, floating dock system, and more.
- Site includes boatyard for summer and winter storage, repair facilities, ship's store, and parking lot for customers.

Sale: Development Site West of City Pier

- Included in Dunkirk Strategic Plan to receive proposed \$1 million in improvements via NYS Downtown Revitalization (DRI) funding
- Ideal for marina expansion, hotel, or commercial uses for tourist attraction and transient boaters
- 400~ ft. water frontage overlooking Dunkirk Harbor and Lake Erie
- Between Demetri's On-the-Lake Restaurant and City of Dunkirk Memorial Park
- 1.9 acres, SBL #s 79.01-1-25; 79.01-1-26.1; 79.01-1-26.2; 79.01-1-27; 79.01-1-28

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