



city resurgence, from downtown to the waterfront

**SITE #25**  
**Hotel and Restaurant**  
 2 Bridge Street



**CONTACT:**  
**MICHAEL ZIMMERMAN**  
 Executive Director  
 Lumber City Development Corporation  
 716-695-8580 ext 5515  
 mzimmerman@lumbercitydc.com

**SITE DESCRIPTION**

This partially vacant site is located on Tonawanda Island, just across the Thompson Street Bridge and within walking distance to Downtown North Tonawanda. The site offers extensive frontage along the Niagara River and is currently for sale.

**SITE ACCESS**

The site can be accessed from Bridge Street on Tonawanda Island.

**EXISTING USE**

Vacant

**AT A GLANCE**

**SITE MAP ON BACK...**

**TAX PARCEL ID**

- 184.08-1-1
- 184.08-1-21
- 184.08-1-20
- 184.08-1-2

**SITE SIZE**

953,964 sf  
 21.9 acres

**OWNERSHIP**

Private

**CURRENT ZONING**

Waterfront District (WD). Upcoming updates to the WD zoning district will incorporate performance standards to encourage flexibility in site design in exchange for public amenities.

**EXISTING INFRASTRUCTURE**

**Water:** North Tonawanda Water District  
**Sewer:** North Tonawanda Sewer District  
**Electric:** National Grid  
**Telecom:** Verizon

**DISTANCE TO INTERCHANGE (I-290)**

2.8 miles

**DISTANCE TO CANADIAN BORDER (LEWISTON/QUEENSTON BRIDGE)**

14.5 miles

**DISTANCE TO NIAGARA FALLS INTERNATIONAL AIRPORT**

7 miles

**DISTANCE TO BUFFALO NIAGARA INTERNATIONAL AIRPORT**

12.8 miles



explore the momentum of life, work and play  
at the water's edge

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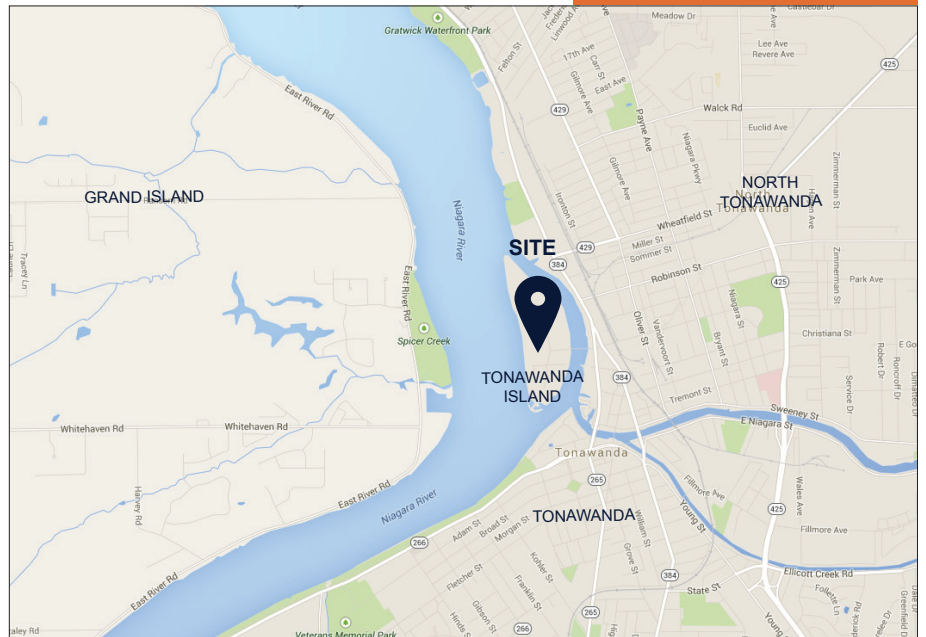
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#### FEATURED SITE



#### SITE ADVANTAGES

- Prime waterfront property on Tonawanda Island
- Extensive frontage along the Niagara River
- Large 22-acre site
- Featured as a strategic site in the NT Momentum Revitalization Master Plan
- Incentives available



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