

Canal Corridor Views

Lockport, New York



OVERVIEW

This unique 6 acre property, comprised of two parcels, offers spectacular views of the Erie Canal while being a stone's throw away from downtown Lockport. This property is also adjacent to the Empire State Trail - a 750-mile multi-use trail that runs from Manhattan to Canada and showcases the State's iconic landscapes and diverse history. The vacant property sits secluded above Gooding and Clinton Streets with the potential for a 30,000 s.f. multi-story building. Once a retail motorcycle sales business, the property is ready for its next act with a broad range of potential uses that include light industrial, warehousing, clean manufacturing, multi-story residential, or even mixed-use concepts.

REGIONAL & LOCAL ASSETS

- Desirable downtown location
- .1 miles north of the Niagara Zipper (zip-line attraction)
- Adjacent to Erie Canal and Upson Park
- Views of the Upside-Down Bridge
- > 5 miles to Yahoo Data Center
- 25 minutes to the Canadian border
- Nearby cultural destinations:
 - Niagara Falls
 - Erie Canal
 - Erie Canal Discovery Center
 - Niagara Wine Trail
- Numerous higher education institutions nearby



OPPORTUNITY

The City of Lockport is actively seeking parties interested in the redevelopment of these parcels. Strengths for this site include the following:

- Significant municipal support for reuse
- Conceptual reuse plan published in 2023
- Site elevation provides a valuable, unique vista for several development concepts
- Array of development incentives available:
 - Brownfield Opportunity Area
 - Brownfields Low Interest Loan
 - Revolving Loan Funds
 - Industrial Revenue Bonds
 - Low Cost Power Programs
 - Workforce Development and Training Incentives
 - State Tax Credits and Capital Grants



FOR MORE INFORMATION

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PROPERTY OVERVIEW

PROPERTY ADDRESS

2 Clinton and 71 Gooding Streets
City of Lockport, NY 14094

CURRENT USES

Vacant

OWNERSHIP

City of Lockport

SIZE

4.31 acres (Clinton)

.77 acres (Gooding)

CURRENT ZONING

Industrial

UTILITIES

Water, sewer, electricity, and gas connections

STRUCTURES/TOPOGRAPHY

No structures; Areas of steep elevation

NEXT ACTION

Identify stakeholders and developers to discuss disposition of property and potential future uses for redevelopment.

