

## South Seneca Marina - Re-Development Opportunity

### Property Highlights

- Lot Size: 16.482 Acres
- Tax Map #'s: 65.14-2-6.3 & 65.10-1-5
- Zoning: CD-Canal District & CL-Commercial Light Industrial

### Buildings

- (1) 4,500 SF, 16', metal sided building with two public restrooms and showers, offices, kitchen and boat service area. Has one at-grade door. Additional 1,809 SF on second floor for storage.
- (2) 1,536 SF, 10' metal sided building with two at-grade doors.

### Location Highlights

- Located on Seneca Lake - the largest of the Finger Lakes at 38 miles long
- Located walking distance to Watkins Glen retail area
- Minutes to Watkins Glen State Park and Watkins Glen International Raceway
- Located on Finger Lakes wine trail with numerous wineries and distilleries
- Prime location to develop hotel, condos, apartments, restaurant and much more

### Features

- 93 Boat slips on barge canal, ranging in size from 10-60 feet, and 64 have water and electric

**AVAILABLE FOR SALE AT \$1,800,000**



For more information, please contact:

**Michael J. Manzari, CCIM, SIOR**  
Real Estate Broker

607 937 9720 ext. 301

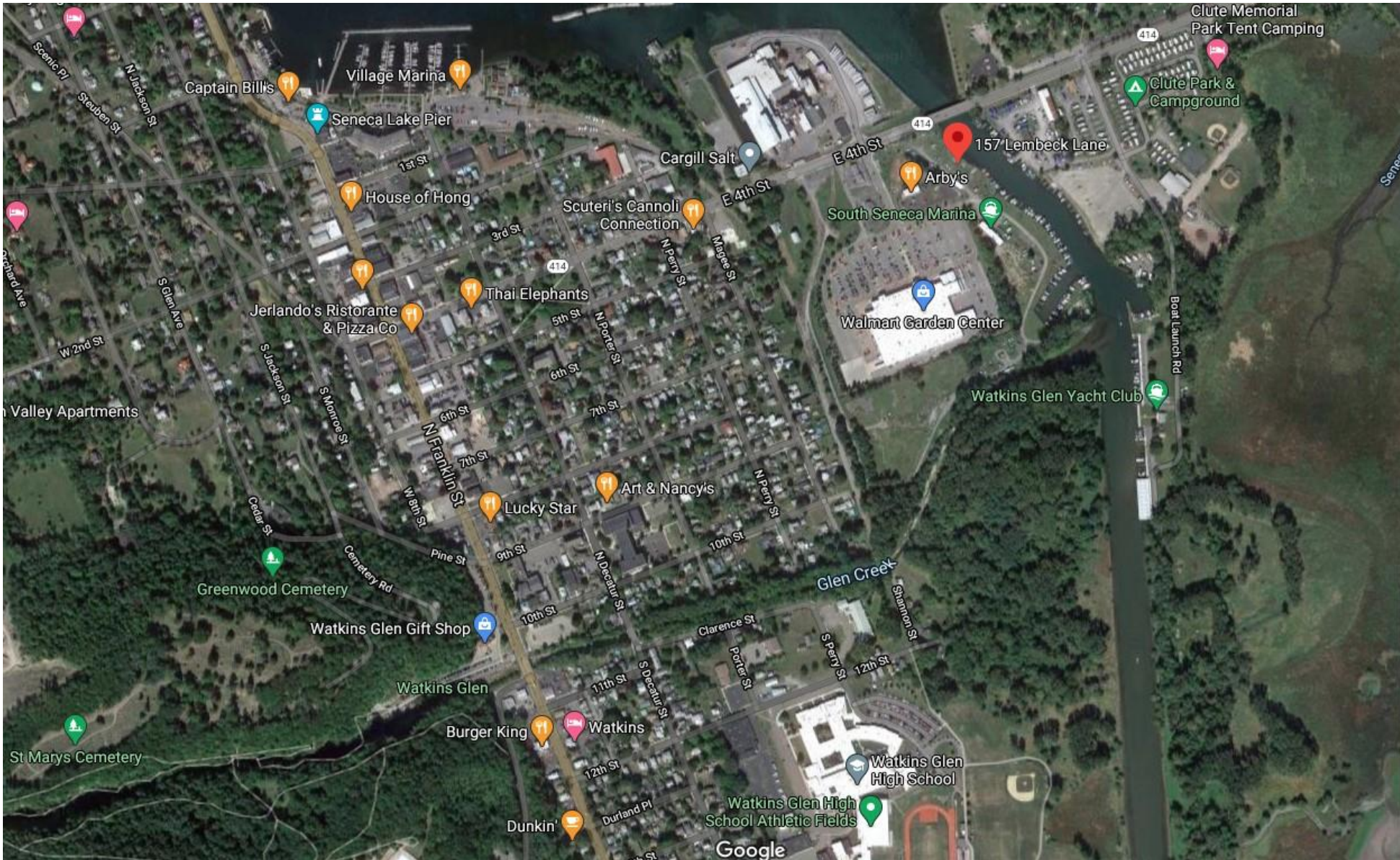
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FOR SALE  
157 Lembeck Lane  
Watkins Glen, NY



FOR SALE  
157 Lembeck Lane  
Watkins Glen, NY





Pyramid Brokerage  
Company

FOR SALE

157 Lembeck Lane

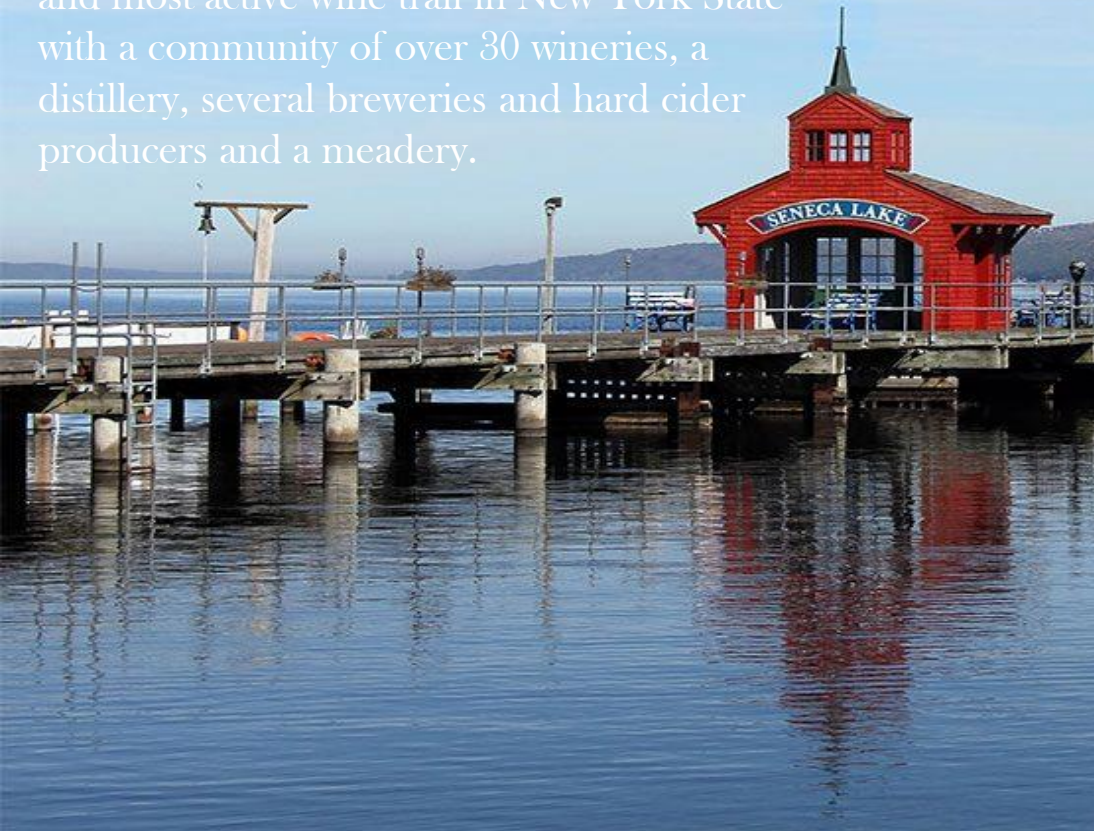
Watkins Glen, NY



**FOR SALE**  
**157 Lembeck Lane**  
 Watkins Glen, NY

In 1986, the Seneca Lake Wine Trail was formed in the heart of New York State's Finger Lakes region to attract more visitors to experience its rich history, beauty, and production of world-class wines

Today, Seneca Lake Wine Trail is the largest and most active wine trail in New York State with a community of over 30 wineries, a distillery, several breweries and hard cider producers and a meadery.



**TRAIL MEMBERS**

- Belhurst Estate Winery
- White Springs Farm Winery
- Fox Run Vineyards
- Seneca Shore Wine Cellars
- Anthony Road Wine Company
- Prajean Winery
- Torrey Ridge Winery
- Earle Estates Meadery
- Miles Wine Cellars
- Fruit Yard Winery
- Hickory Hollow Wine Cellars
- Glennora Wine Cellars
- Fullerston Winery
- Rock Stream Vineyards
- Lakewood Vineyards
- Castel Grisch Winery
- Catharine Valley Winery
- J.R. Dill Winery
- Atwater Estate Vineyards
- Chateau LaFayette Reneau
- Leldenfrost Vineyards
- Hazlett 1852 Vineyards
- Penguin Bay Winery
- Bagley's Poplar Ridge Vineyards
- Laywood Vineyards
- Wagner Vineyards
- Lamoreaux Landing Wine Cellars
- Boundary Breaks Vineyard
- Three Brothers Wineries & Estates
- Zugibe Vineyards
- Ventosa Vineyards

Look for these roadside signs along the trail to help identify our member wineries.

**WATKINS GLEN**

**GENEVA**

Please note that this map is not to scale, but has been designed to best assist you with wayfinding.

**KEY**

- MEMBER WINERIES
- LODGING
- ▲ DINING
- ▲ PARK FACILITY
- ▲ NATIONAL FOREST
- ◆ ATTRACTIONS, ACTIVITIES, FESTIVALS AND OTHER SITES

The green highlighting on the map identifies our international message and Seneca Lake Winery area, while the smaller NY map highlights the Finger Lakes Wine Trail Area.