



Landmark Property Ready for New Life

City of Gloversville, Fulton County, New York

OVERVIEW

This special 2.8 acre site in the City of Gloversville, NY is primed for rehabilitation and conversion. The site includes one of the last remaining former tanneries in the area. The four story, 60,000 square foot brick building sits prominently along State Highway 29 at the western gateway of Gloversville's historic and pedestrian oriented downtown.



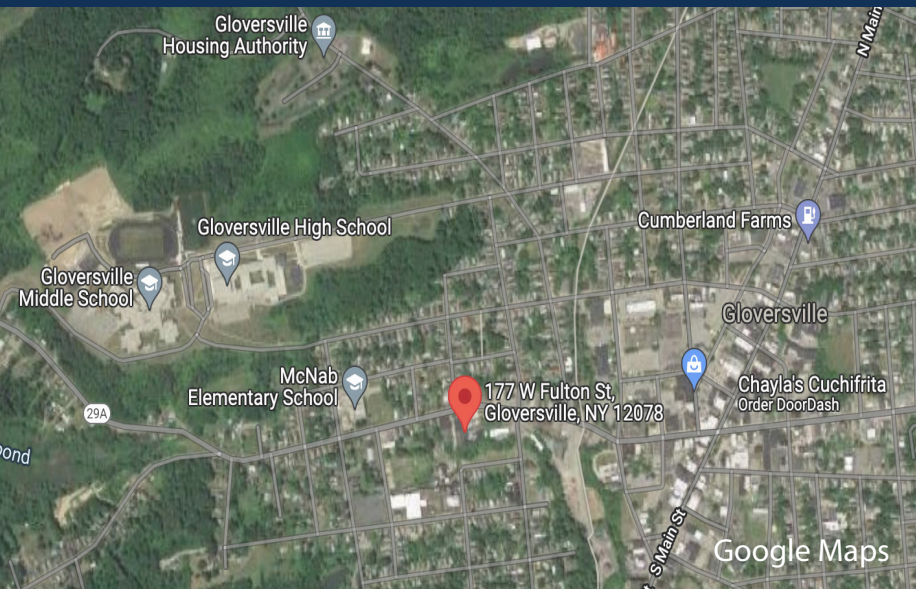
REGIONAL & LOCAL ASSETS

- Walkable and attractive Main Street
- Multiple major tourist destinations nearby, including the Adirondacks and Great Sacandaga Lake
- Abundant local recreation resources such as the Fonda, Johnstown and Gloversville (FJ&G) Rail Trail
- Scenic and natural resources like Cayadutta Creek - a brown trout fishery
- Affordable housing prices
- Easy access to SH30A and I-90
- Proximity to Fulton-Montgomery Community College

OPPORTUNITY

The Fulton County Center for Regional Growth is seeking expressions of interest for the purchase and redevelopment of a site with a unique and visually prominent multi-story building.

- Priority site for Brownfield Opportunity Area (BOA)
- Candidate for National Grid Shovel Ready Program
- Located within Opportunity Zone and Local Waterfront Revitalization Program (LWRP) for Cayadutta Creek area
- Ideal Uses: mixed used development with ground-level commercial and upper-story residential development
- Strong community support for end-use options related to mixed use, entrepreneurship, tourism,



PROPERTY DETAILS

PROPERTY ADDRESS

177 W Fulton St
Groversville, NY 12078

CURRENT USES

Private storage

OWNERSHIP

Private

SIZE

2.8 acres

BUILDINGS

Multi-story brick structure 60,000 s.f.
Single-story warehouse 16,000 s.f.

CURRENT ZONING

Manufacturing

UTILITIES

Public water, sewer, electricity, gas, and fiber optic connections

NEXT ACTION

Identify stakeholders and developers regarding disposition of property and potential future uses for redevelopment

Design scope for Phase II ESA

FOR MORE INFORMATION

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FULTON COUNTY CENTER FOR REGIONAL GROWTH