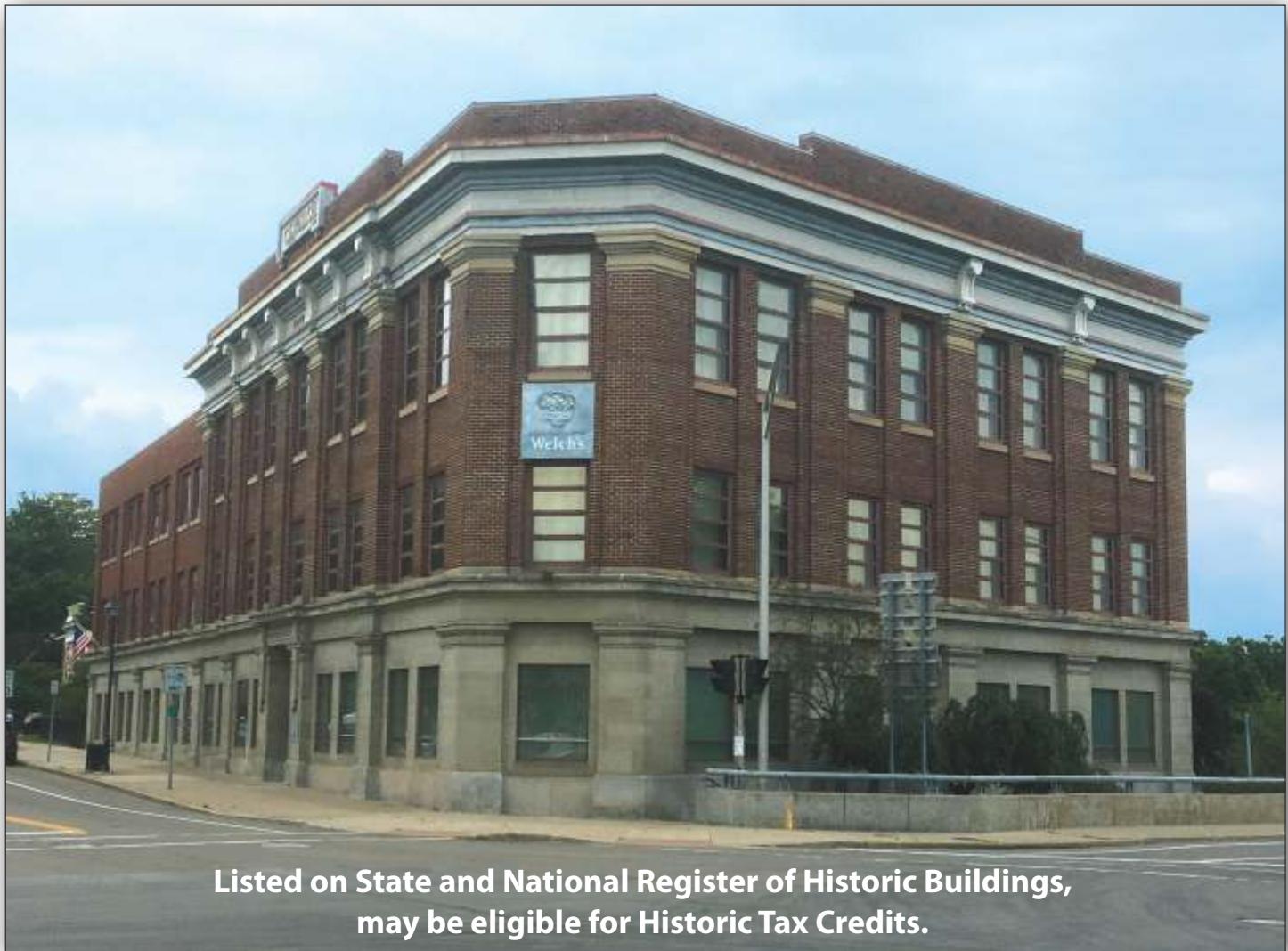


Historic Welch's Building

Available for Sale and Redevelopment

2 South Portage at Main St., Westfield, Chautauqua County, New York



Potential uses include

- Mixed use
- Office
- Apartments/ condos
- Senior living
- Boutique hotel





- 48,000 sq ft, four stories with elevator
- Built in 1910, addition constructed in 1968
- Structure in generally very good condition
- Potential economic incentives including Historic Tax Credits



***10 ft +/- ceilings throughout
25 ft +/- column spacing***



Lower level



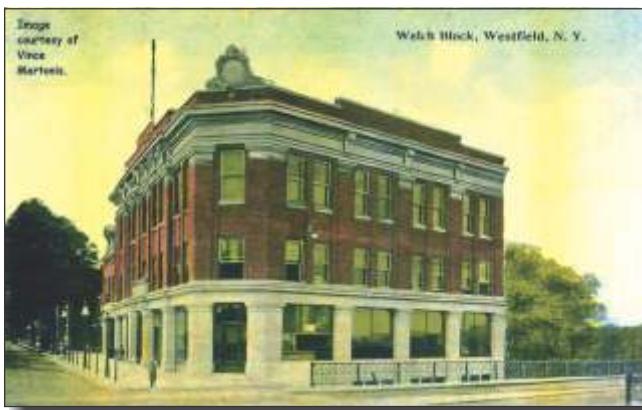
Loading dock and parking



Sale includes 100+ car parking lot

- 5 minutes from I-90
- In the heart of Westfield Town Center, across from Moore Park
- Near SUNY Fredonia, National Comedy Center, shores of Lake Erie, Chautauqua Lake, Chautauqua Institution, Lake Erie Wine Country, Dunkirk, Jamestown, and Lily Dale Assembly.
- Adjacent to proposed Welch Trail along Chautauqua Creek

In the heart of Westfield's historic Town Center



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