



Former Ski Resort
4147 Creek Road
Yorkshire, NY

Former Bluemont Ski Resort / For Sale

RESORT REDEVELOPMENT OPPORTUNITY

PROPERTY DETAILS

Total Available	1,217 ± Acres
Zoning	MPD – Master Planned District

Property Highlights

- Former Bluemont Ski Resort available for sale
- Beautiful grounds and scenic vistas
- Situated on 1,217 ± Acres
- Utilities on site
- Ample timber or timbering opportunities
- Mineral rights could be made available
- Multiple lakes located on the property
- Very friendly Industrial Development agency
- Possible development site
- Extremely comprehensive resort redevelopment plan available for serious and financially capable interested prospective buyers
- Located in northeastern Cattaraugus County
- Thirty (30) ± miles from Ellicottville, NY, a very desirable destination
- Can be seen from Route 39 in Yorkshire, NY
- Located approximately 40 ± miles south of Buffalo, NY
- Close proximity to Northwestern Pennsylvania and Eastern Ohio
- Ideal for: resort conversion



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	183	2,646	6,629
Average Household Income	\$70,480	\$64,820	\$62,388



RICHARD J. SCHECHTER / Associate Real Estate Broker / rschechter@pyramidbrokerage.com / +1 716 852 7500 x102
DAVID P. SEIDER / Real Estate Salesperson / dseider@pyramidbrokerage.com / +1 716 852 7500 x108
14 Lafayette Square, Suite 1900
Buffalo, NY 14203
+1 716 852 7500

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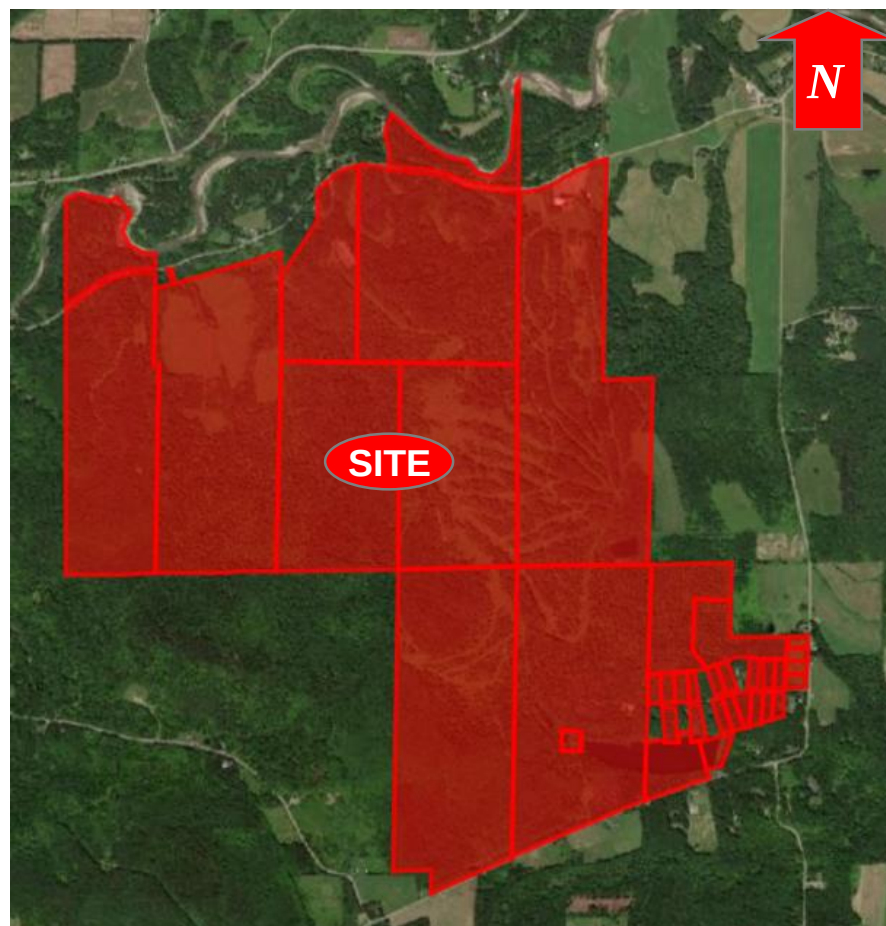


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Location Map



Subject Property

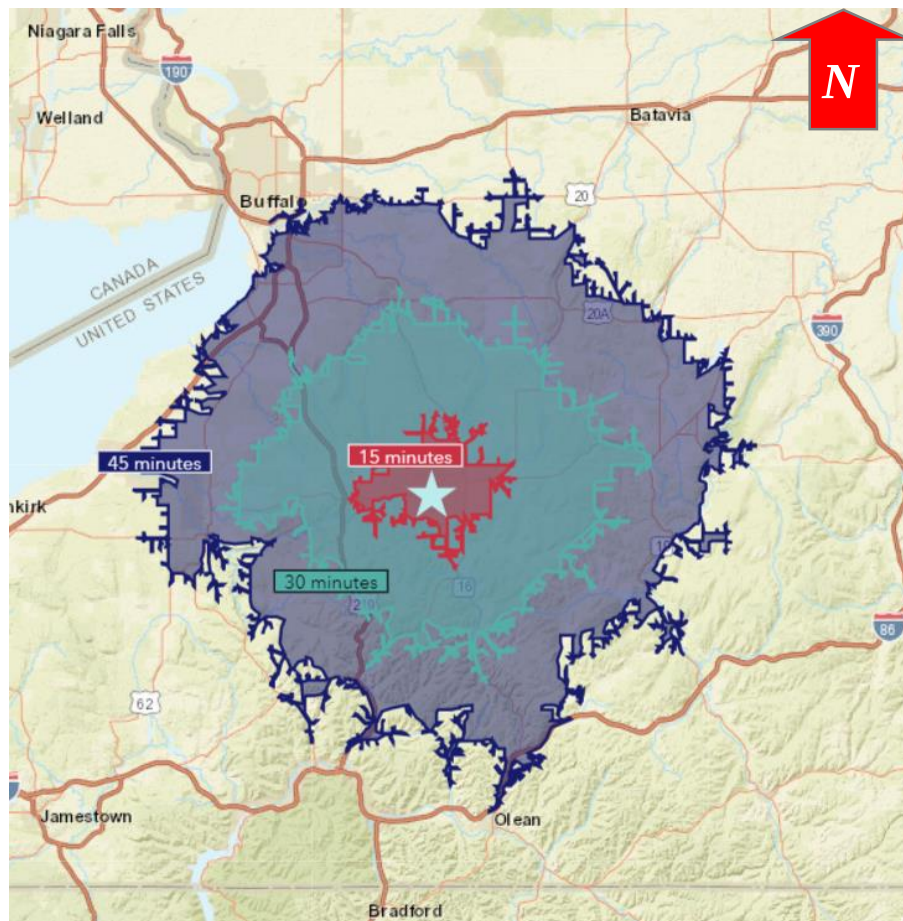
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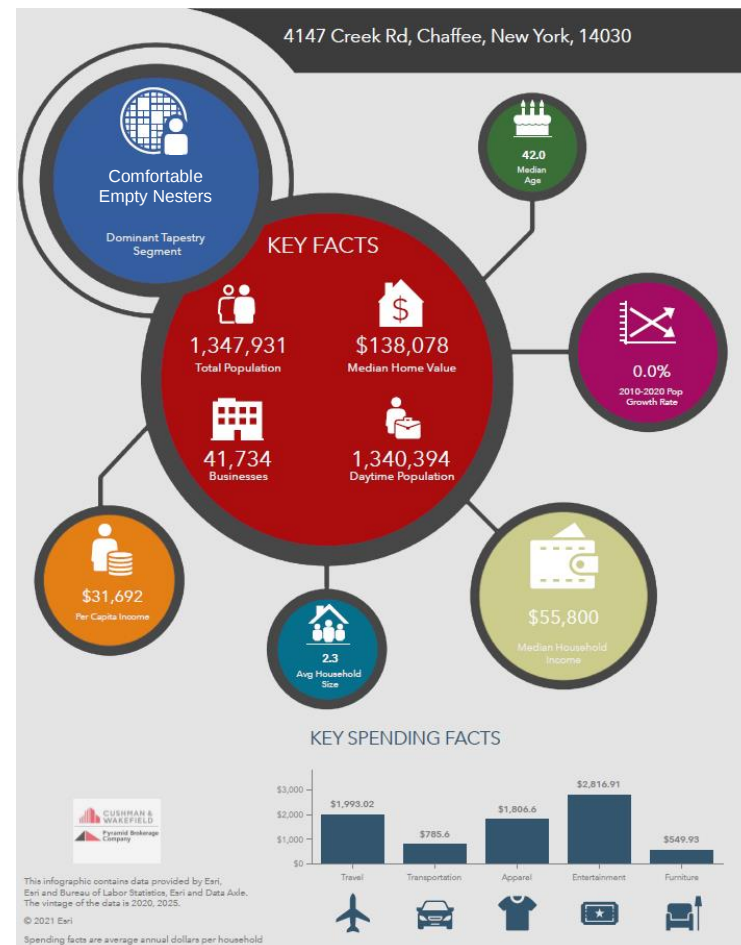


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Drive-Time Map



Demographic Summary: 45 Miles

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