

ASKING PRICE \$2,725,000



7200 LAKE SHORE

WINDSORTURNER

EVANS NY



7200 LAKESHORE

PROPERTY INFORMATION



ASKING PRICE \$2,725,000
\$109,000 ACRE
PPSF \$134

Address	7200 Lake Shore Road
Location	Town of Evans Erie County
SBL	205.00-1-4.111
Gross Lot Acres	~25
Structural SF	~20,289
Zoning	PF
Shoreline Frontage	~578 Ft
Access	Public Road
Assessment (22/23)	\$3,428,998
Taxes (22/23)	NA





PROPERTY HIGHLIGHTS

1

LAKE ERIE FRONTAGE

The property offers ~844 feet of Lake Erie frontage with sand beach access.

2

LARGE PARCELS

Over 25 Acres offers flexible reuse and redevelopment options.

3

PRESERVATION READY

Two historic buildings offers reuse opportunities for preservation project.

4

EASE OF ACCESS

Driveway access from Lake Shore Road which is visible and includes architecturally significant fence and gate.

5

DIVERSIFIED AREA

The area has land uses ranging from iconic summer recreation to grand private residences.

6

NATURE ABOUND

Enter the grounds and you are transported to serene and private space, with wildlife viewing options and fresh air breezes.



PROPERTY DESCRIPTION

OPPORTUNITY TO PRESERVE

7200 Lake Shore was the home of Spencer Kellogg, a prominent Buffalo industrialist. "Lochevan" was built in 1926, and while constructed as a family home, increasingly became a place of care and respite for those with developmental disabilities. The Claddagh Commission, a non-profit organization purchased the property in 1977. Its mission was to offer a safe and comfortable home to people with intellectual and developmental disabilities at the Lake Shore Road location. As Claddagh expanded its mission and array of services, its programs remained motivated by the words embedded in the Claddagh logo of love, trust, and friendship. Here, it continued to provide a home for its clients until its merger with sasi (Suburban Adult Services Inc) in 2016. After the merger, and continuing today, residents remain onsite in the main house, and smaller adjacent residential units. The property has been professionally managed and maintained by the organizations, with necessary capital improvements and proper maintenance plans in place. Today, the site is becoming progressively inefficient in its ability to serve residents and will increasingly demand resources that can be better deployed to services and programs that have a direct client impact. Therefore, the leadership determined the best course of action was a sale under prudent conditions. New stewards will find the property to offer an unusual example of late 19th century architecture, exhibiting the influence of the English Arts and Crafts movement. The gatehouse, currently used as an office, has a stylized crenelated tower under which vehicles pass to enter. The segmental arch welcomes visitors to the remarkable site of which has stood for almost 100 years on beautiful Lake Erie.





THE TOWN OF EVANS

GEOGRAPHY

The town of Evans is located in Southern Erie County along the Lake Erie Shoreline. It offers access to beaches, creeks, grassy fields and wooded areas.

RECREATION

The area is an outdoor enthusiasts, or nature lovers paradise, with miles of creeks, water front access through public beaches and opportunities for hiking, biking, fishing and more.

TRANSPORTATION

Transportation is largely vehicle dependent, offering residents and visitors quick access from this private paradise to airports, thruways, stadiums and bridges.



DEMOGRAPHICS



16,356
POPULATION



62,645
AVERAGE INCOME



29 MINUTES
MEAN TRAVEL TIME TO
WORK



82.7%
OWNER OCCUPIED
HOUSING



LOCATION MAP

AREA POINTS OF INTEREST

Sturgeon Point Marina

Frank Lloyd Wright's Graycliff

Wendt Beach Park

Angola on the Lake

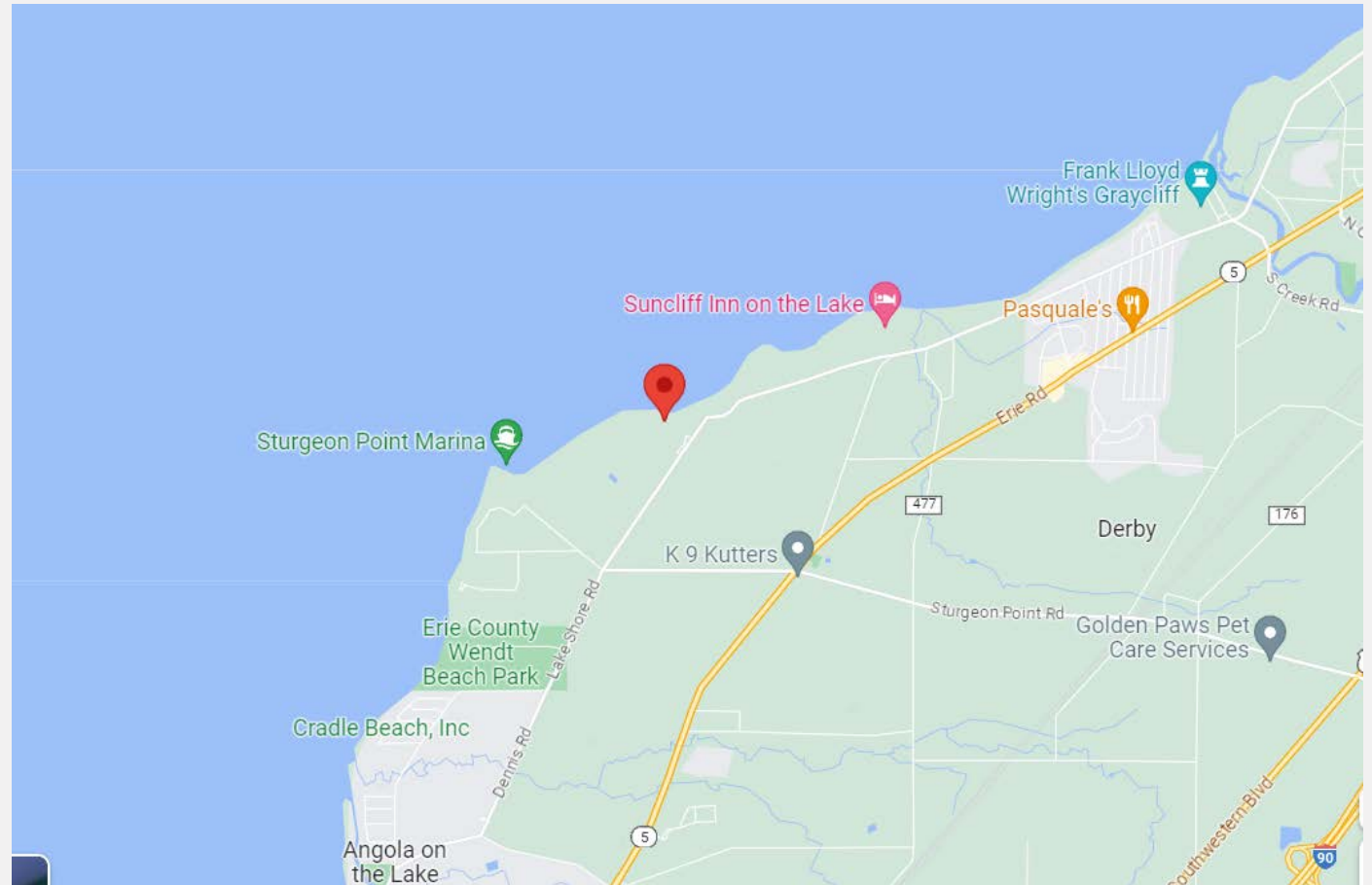
Highmark Stadium

Key Center

Canalside

International Crossing and
Airports

Local Waterfront Bars and
Restaurants





SITE MAP

The main house, gate house and Roberts Hall which is well suited for parties, weddings and events are on the parcel offered and labeled in blue.

Two sites fronting Lake Shore have the same ownership and are withheld from the offering and subject to negotiation.



Additional Images

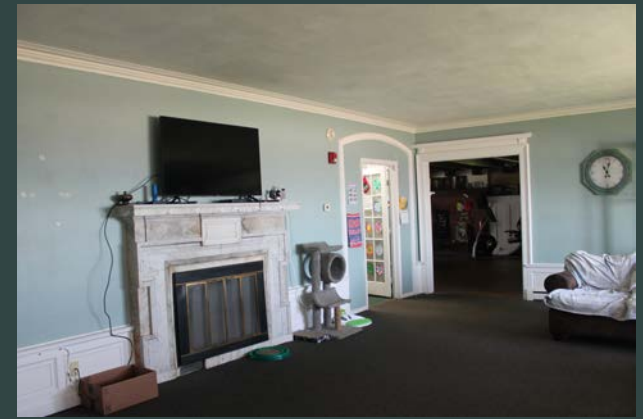




Inviting staircase



Wood beam ceilings and prominent fireplace



Original features and waterfront views



Crystal chandelier in Roberts Hall



Updates in mechanicals



Preserved fixtures



Private entrance event room



EXCLUSIVE BROKERS

AMY NAGY

BROKER

anagy@windsorturner.com

PHONE # 716-597-5105

CONTACT US



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