# SIDA Property List 3/31/2023

**RENTALS**

73.072-3-31.1 252-270 Rochester St. Industrial Park *( 5.95 acres)*

252 – 31,870 Sq Ft 270 – 15,000 Sq Ft

\*Total Expenses $9,600

Insurance $12,440.91

Snyder Manf./Lin Industrial Income $49,092 Per year

Monroe Table $14,944 Per year

Profit $41,995.09

Possible Taxes:

County $36,154.05

City $30,382.03

School $49,057.10

Indian Lease $6,189.89

Assess Value: $532,045

73.072-3-31.1 Rochester St. Lot *(52 x 88) Included in 252-270 Rochester Street*

Indian Lease $115.15

117 Main Street *(10 x 70) UPMC Hamot* Rent is $2,357.95

\*\*Total Expenses $1,114.42

Insurance $1,470.00

Total Income $28,295.4

Profit $25,710.98

117 ½ Main Street Catt Co. Mental Health rent is $2,793.00

\*\*Total Expenses $0

Insurance $1,427.64

Possible Income $33,516.08

Profit $32,088.44

Possible Taxes:

County $2,527.17

City $2,123.71

School $3,429.10

Indian Lease $617.71

Assess Value: $54,301.42

73.073-6-3.2 25 Morningside Bldg *Norton Smith Hardwoods* Rent is $3,841.00

\*\*Total Expenses $9,110.00

Insurance $2,855.28

Total Income $46,092 per year

Profit $34,126.72

Possible Taxes:

County $3,577.73

City $3,006.54

School $4,854.58

Indian Lease $0

Assess Value: $52,650

73.073-6-2.3 649 East State St.(closed on property 12/21)

(*Costello Manufacturing*) Rent is $1,187.50

\*\*Total expenses: $33,160 (upgrades after purchase)

Insurance: $983

Total Income: $4,750

Profits: -29,393

Possible Taxes:

County $2,882.41

City $2,347.72

School $176.65

Indian lease $1,330.08

Assess Value $36,595

**SIDA PROPERTIES**

82.022-1-18.2 Liberty Street Lot *(50x427*)

Possible Taxes:

County $135.91

City $114.21

School $184.41

Indian Lease $851.27

Assess Value: $2,000

(SOLD) 2021

72.068-3-42 Washington Street Lot *(50x125)*

Possible Taxes:

County $14.95

City $12.56

School $20.29

Indian Lease $101.34

Assess Value: $220

(SOLD) 2021

73.064-1-29 63 East State Street Lot *(95x264)*

Possible Taxes:

County $24.12

City $20.27

School $32.73

Indian Lease $486.44

Assess Value: $355

82.023-1-23.1 South Avenue Lot *(2.10 Acres)*

Possible Taxes:

County $85.62

City $71.95

School $116.18

Indian Lease $749.93

Assess Value: $1,260

(SOLD) 2021

73.071-1-22 81-83 Main Street Chinese restaurant

They are purchasing

Total Expenses $5,400.00

Insurance $ 845.00

(SOLD)

73.071-1-11.2 137 137 Main Street Railroad Depot (Burned down 2014)

73.071-2-45 174 Main Street Railroad Museum & Depot

Insurance $3,145.00

Income 0.00

Possible Taxes:

County $3,057.89

City $2,569.69

School $4,149.22

Indian Lease $0

Assess Value: $45,000

**City of Salamanca Area Development Corp.**

73.079-3-19 18-20 Main Street (Senior Center) given back to the City 2014

Transferred to the City of Salamanca 4/15/14

73.079-3-26 Lot on Race Street

Transferred to City of Salamanca

73.073-6-2.3 50 Morningside Bldg Transfer from IDA to SADC 2016

*East End Plastics rent $2,200 Needs a new roof*

\*\*Total Expenses $2,300

Insurance $2,300

Total Income $26,400 per year

Profit $24,100.00

Possible Taxes:

County $3,791.87

City $3,186.42

School $5,145.03

Indian Lease $0

Assess Value: $55,800

\*These number may very due to utilities and unforeseen repairs

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