

SIDA Property List 3/31/2021

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

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

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

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

173.073-6-3.1 **Morningside Lot (1.1 Acres)**

SOLD 2019

73.071-1-22 81-83 Main Street Chinese restaurant
They are purchasing
Total Expenses \$5,400.00
Insurance \$ 845.00

Loan income	\$5,400.00
Balance on loan	\$10,188.18
Profit	\$4,953.12
Possible Taxes:	
County	\$3,893.71
City	\$3,272.07 pilot payment 2,400
School	\$5,283.33
Indian Lease	\$281.48
Assess Value:	\$57,300

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

City owned but managed by IDA

73.079-2-20	21-25 Main Street	Demoed 12/1/2012 paid for by IDA
73.079-2-31	32-34 Broad Street	Demoed 12/1/2012 Paid for by IDA
73.079-9-35	17 Bliss Street	Demoed 12/1/2012 Paid for by IDA

*These number may vary due to utilities and unforeseen repairs

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