

# ARARAT

## Shalom and Welcome

### The opportunity of a lifetime awaits you!

We are looking for comments, ideas, investors, and residential and commercial buyers and renters.

In 1820 playwright, diplomat, and utopian Mordecai M. Noah had a dream, an oasis of peace in Grand Island, New York. He would call this place Ararat.

Unfortunately, due to a lack of funding and public support, Noah was forced to abandon his dream a few years later.

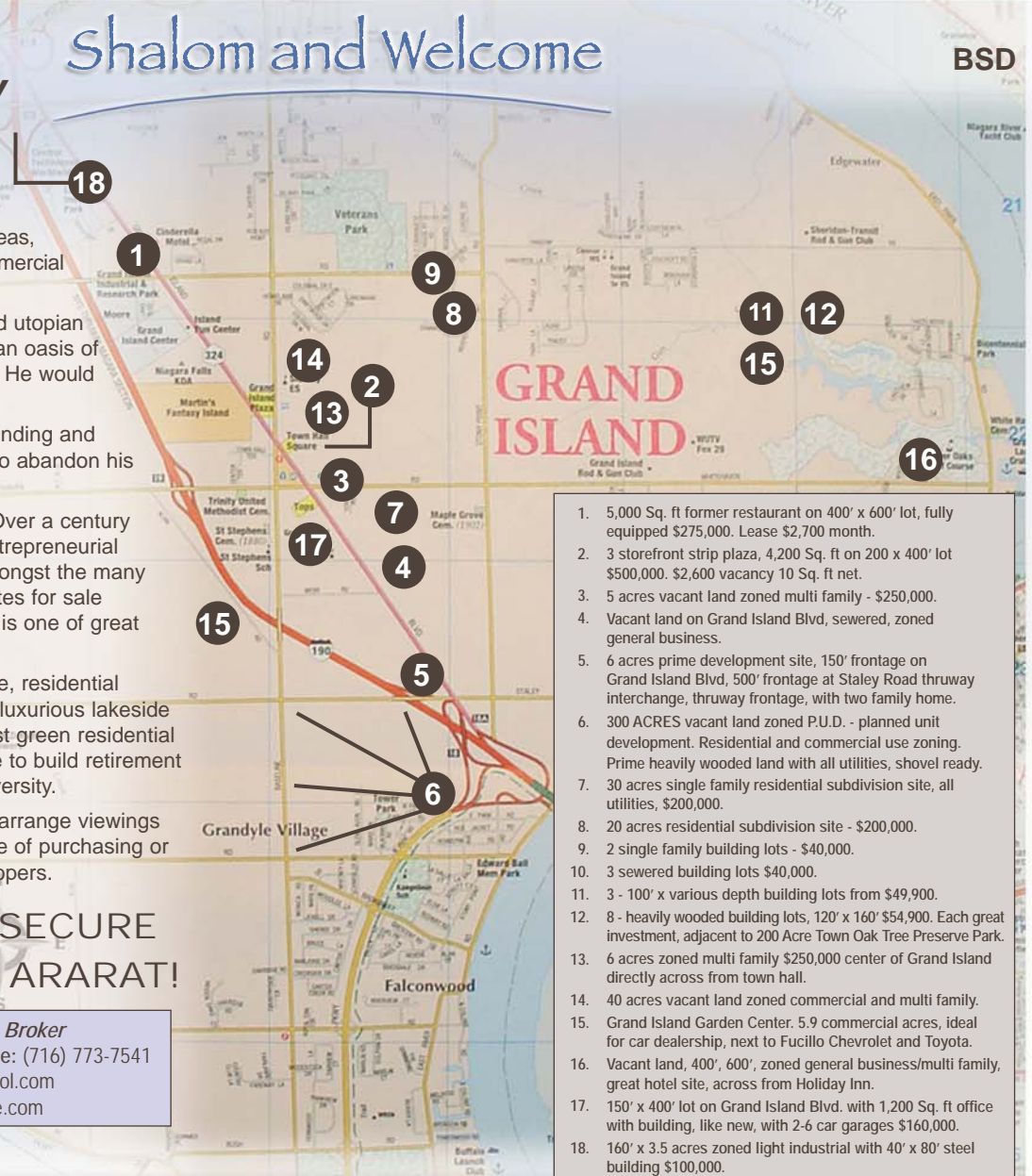
But today there is good news: Over a century and a half later, the very same entrepreneurial spirit is alive in Grand Island. Amongst the many fine commercial and residential sites for sale through Ziehm Real Estate, there is one of great size and potential.

Our goal is to make this 300 acre, residential zoned site a world destination. A luxurious lakeside community, Ararat will be the finest green residential area in New York State. We hope to build retirement housing as well as an on-line university.

We welcome any opportunity to arrange viewings of these properties for the purpose of purchasing or joint-venturing with existing developers.

### CALL NOW TO SECURE YOUR PLACE IN ARARAT!

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1. 5,000 Sq. ft former restaurant on 400' x 600' lot, fully equipped \$275,000. Lease \$2,700 month.
2. 3 storefront strip plaza, 4,200 Sq. ft on 200 x 400' lot \$500,000. \$2,600 vacancy 10 Sq. ft net.
3. 5 acres vacant land zoned multi family - \$250,000.
4. Vacant land on Grand Island Blvd, sewerred, zoned general business.
5. 6 acres prime development site, 150' frontage on Grand Island Blvd, 500' frontage at Staley Road thruway interchange, thruway frontage, with two family home.
6. 300 ACRES vacant land zoned P.U.D. - planned unit development. Residential and commercial use zoning. Prime heavily wooded land with all utilities, shovel ready.
7. 30 acres single family residential subdivision site, all utilities, \$200,000.
8. 20 acres residential subdivision site - \$200,000.
9. 2 single family building lots - \$40,000.
10. 3 sewerred building lots \$40,000.
11. 3 - 100' x various depth building lots from \$49,900.
12. 8 - heavily wooded building lots, 120' x 160' \$54,900. Each great investment, adjacent to 200 Acre Town Oak Tree Preserve Park.
13. 6 acres zoned multi family \$250,000 center of Grand Island directly across from town hall.
14. 40 acres vacant land zoned commercial and multi family.
15. Grand Island Garden Center. 5.9 commercial acres, ideal for car dealership, next to Fucillo Chevrolet and Toyota.
16. Vacant land, 400', 600', zoned general business/multi family, great hotel site, across from Holiday Inn.
17. 150' x 400' lot on Grand Island Blvd. with 1,200 Sq. ft office with building, like new, with 2-6 car garages \$160,000.
18. 160' x 3.5 acres zoned light industrial with 40' x 80' steel building \$100,000.



Foundation Stone for "Ararat," 1825  
 This stone tablet is the only physical remnant of Mordecai M. Noah's visionary plan to establish a Jewish city of refuge in Western New York.