

# 1821 Pine Avenue, Niagara Falls, NY

**Owner** Vincent & Rose Lanzetta

**Realtor** Michael Hooper/Hooper Realty (716) 285-0477

**Asking Price** \$89,900

**Section, Block Lot #** 159.24-2-19

**Zoning** C2-B (Commercial – Traditional – Medium Density)

**Property Type** Commercial – Mixed Use

**Current Use** n/a

**Permitted Uses** Bed & Breakfast, Hotel/Motel, Office, Restaurant, Retail Sales & Service, etc.

**Assessed Value for Taxes** \$46,600

**Lot Size** 25 x 114

**Year Structure Built** 1930

**Building Square Footage** 3,108 sq.ft.

**Rentable Square Footage** 2,121 sq.ft.

**Residential Units** 1

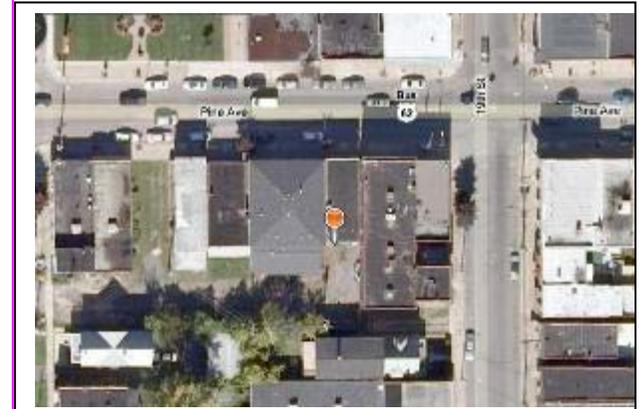
**Number of Stories** 2

## Comments

Located in the center of "Little Italy", Pine Ave. business district. Fully equipped restaurant, 2 bedroom apartment on 2<sup>nd</sup> floor. Restaurant seats 40 people. Former Gigoi's Restaurant.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

\*For more information on this listing, please contact the realtor

