

468 19<sup>th</sup> Street, Niagara Falls, NY

**Owner** John Colucci

**Realtor** Bruce Andrews/Great Lakes Real Estate (716) 754-2550

**Asking Price** \$149,000

**Section, Block Lot #** 159.32-4-12

**Zoning** C1-A (Commercial – Neighborhood)

**Property Type** Commercial

**Current Use** Funeral Home

**Permitted Uses** Bed & Breakfast, Bar, Office, Restaurant, Retail Sales & Service

**Assessed Value for Taxes** \$195,000

**Lot Size** 60 x 116

**Year Structure Built** 1971

**Building Square Footage** 4,738 sq.ft.

**Rentable Square Footage** 4,738 sq.ft.

**Residential Units** n/a

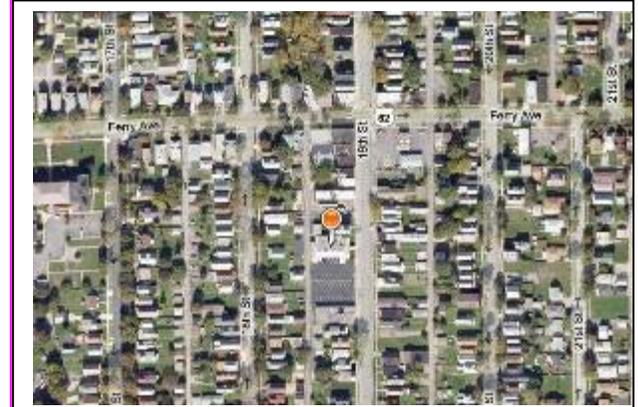
**Number of Stories** 1

**Comments**

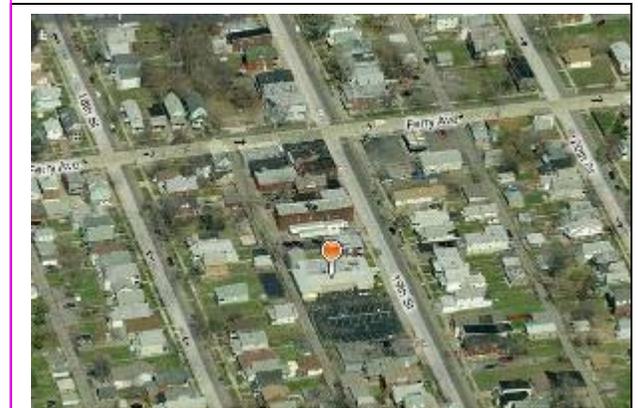
Turnkey funeral home is complete with 3-5 viewing rooms. 2,100 sq.ft. finished basement with preparation room, office, selection room, lounge and lavatory. Heated oversized 2 car garage.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

