| **Owner** | James Farchione |
| **Realtor** | Joann James/Realty USA (716) 743-6775 |
| **Asking Price** | $84,900 |

| **Section, Block Lot #** | 144.80-2-39 |
| **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** | $96,900 |
| **Lot Size** | 46.8 x 111.55 |
| **Year Structure Built** | 1970 |
| **Building Square Footage** | 6,816 sq.ft. |
| **Rentable Square Footage** | 3,408 sq.ft. (retail) – 3,408 sq.ft. (apartments) |
| **Residential Units** | 2 |
| **Number of Stories** | 2 |

**Comments**

Located in “Little Italy” – Pine Ave. business district. 2 store fronts & 2 apartments. Great location.

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