

# 223 Ferry Avenue, Niagara Falls, NY

**Owner** David Fabrizio

**Realtor** Mike Hooper – Hooper Realty (716) 285-0477

**Asking Price** \$250,000

**Section, Block Lot #** 159.29-1-50

**Zoning** C2-A (Commercial – Traditional – High Density)

**Property Type** Att Row Bldg.

**Current Use** Tavern

**Permitted Uses** Bed & Breakfast, townhouse, bar, hotel/motel, office, restaurant, retail sales and service, etc.

**Assessed Value for Taxes** \$149,000

**Lot Size** 50 x 91

**Year Structure Built** 1910

**Building Square Footage** 6,652 sq.ft.

**Rentable Square Footage** 6,652 sq.ft.

**Residential Units** 2

**Number of Stories** 1 1/2

## Comments

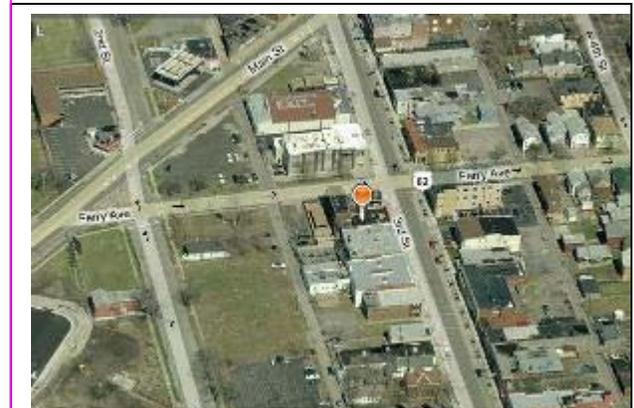
Property also has address of 468 3<sup>rd</sup> Street. Minutes to Seneca Niagara Casino. Minutes to International bridge to Canada. Additional store front on 3<sup>rd</sup> Street.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

