

225 Old Falls Street, Niagara Falls, NY

Owner Anwal Properties

Realtor Jonathan Cocca/McGuire Development Co. (716) 553-1652

Asking Price Contact agent for more details

Section, Block Lot # 159.09-1-4

Zoning D1-A (Downtown – High Density)

Property Type Office Bldg.

Current Use n/a

Permitted Uses Bar, Restaurant, Hotel/Motel, Office, Retail Sales & Service, Family & Group Family Day Care Homes, Townhouse, etc.

Assessed Value for Taxes \$920,000

Lot Size 67.2 x 122.5

Year Structure Built 1980

Building Square Footage 34,040 sq.ft.

Rentable Square Footage 30,624 sq.ft.

Residential Units n/a

Number of Stories 4

Comments

Lease rate of \$7.95 per sq.ft. Plug-n-play center ready location. Located in New York State Empire Zone. Adjacent to Seneca Niagara Casino and Niagara Falls Conference Center. Minutes to International bridge to Canada.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW



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