

2425 Hyde Park Blvd., Niagara Falls, NY



**Owner** Christopher Pietrangeli  
**Realtor** Chris Pietrangeli (716) 298-4444

**Asking Price** Lease Only - Call Owner

<b>Section, Block Lot #</b>	144.42-2-1
<b>Zoning</b>	C3 (Commercial – General)
<b>Property Type</b>	Row Building

**Current Use** Warehouse, Office, Retail

**Permitted Uses** Manufacturing, Light, Warehouse, Hotel/Motel, Restaurant, Retail Sales & Service, Office, etc.

<b>Assessed Value for Taxes</b>	n/a
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**Lot Size** 0.91 acres

<b>Year Structure Built</b>	1980
<b>Building Square Footage</b>	40,742 sq.ft.
<b>Rentable Square Footage</b>	7,500 sq.ft.
<b>Residential Units</b>	n/a
<b>Number of Stories</b>	2

**Comments**

1,000 sq.ft. unit/bay available of office/ 3,000 sq.ft. warehouse.  
Approximately 3,500 sq.ft. available office/warehouse.  
Separately metered for both gas & electric. Near Amtrak passenger Train Station and interstate I-190.

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



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW