

# 256 Third Street, Niagara Falls, NY

**Owner** Upstate Associates  
**Realtor** CBRE – V. Jeffery LiPuma (716) 855-3700

**Asking Price** For Lease - \$11.50 /SF/Year

<b>Section, Block Lot #</b>	159.09-1-8
<b>Zoning</b>	D1-A (Downtown High Density)
<b>Property Type</b>	Office Building

**Current Use** Professional Office Building

**Permitted Uses** Bed & Breakfast, Townhouse, Hotel/Motel, Office, Restaurant, Retail Sales & Service, etc.

<b>Assessed Value for Taxes</b>	n/a
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**Lot Size** 133 x 132

<b>Year Structure Built</b>	1978
<b>Building Square Footage</b>	35,754 sq.ft.
<b>Rentable Square Footage</b>	12,000 sq.ft.
<b>Residential Units</b>	n/a
<b>Number of Stories</b>	3

### Comments

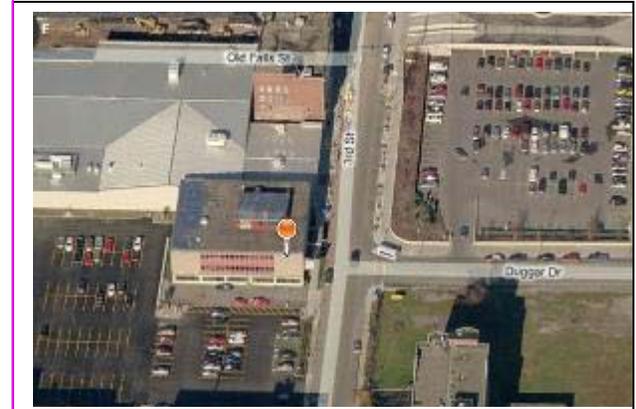
Full floor available – 12,000 sq.ft. or can be divided. On-site parking. Minutes to Canadian border and Seneca Niagara Casino. Located in New York State Empire Zone.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

