

# 2701 Pine Avenue, Niagara Falls, NY

**Owner** Peter Marra

**Realtor** Peter Marra (716) 628-0394

**Asking Price** For Lease only – Contact Owner

**Section, Block Lot #** 159.26-2-7

**Zoning** C2-B (Commercial – Traditional – Medium Density)

**Property Type** Small Building

**Current Use** Commercial Bldg.

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

**Assessed Value for Taxes** \$118,000

**Lot Size** 127 x 124

**Year Structure Built** 1980

**Building Square Footage** 8,184 sq.ft.

**Rentable Square Footage** 1,100 sq.ft

**Residential Units** n/a

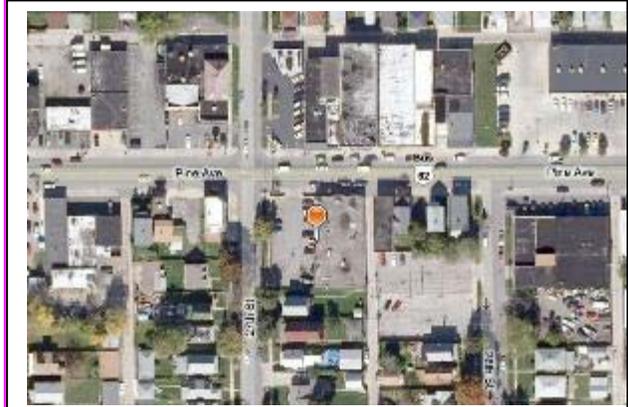
**Number of Stories** 1

## Comments

Located in “Little Italy” – Pine Avenue Business District  
3 tenants operating in building. 1 unit available.  
Contact owner for lease rates.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

