

427 Third St., Niagara Falls, NY

Owner Nirmal Kandola

Realtor Pushpa Gunatilake - Pioneer Star Real Estate (716) 689-7250

Asking Price \$449,000

| | |
|-----------------------------|---------------|
| Section, Block Lot # | 159.37-1-22 |
| Zoning | C2-A |
| Property Type | ATT Row Bldg. |

Current Use n/a

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

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|---------------------------------|-----------|
| Assessed Value for Taxes | \$128,000 |
|---------------------------------|-----------|

Lot Size 39 x 132

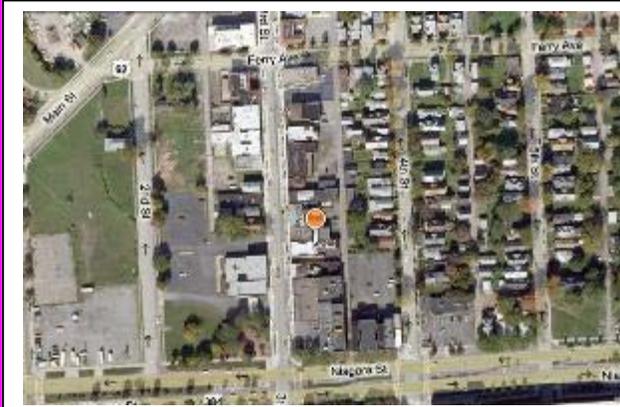
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|--------------------------------|---------------|
| Year Structure Built | 1920 |
| Building Square Footage | 11,095 sq.ft. |
| Rentable Square Footage | 6,986 sq.ft. |
| Residential Units | 4 |
| Number of Stories | 2 |

Comments

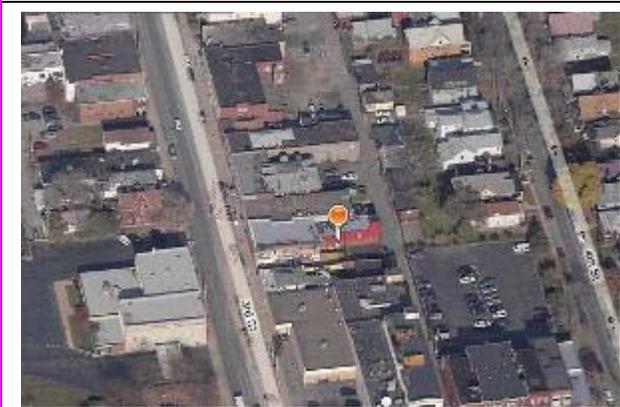
First floor fully equipped with a bar. 5 year old roof. Located in New York State Empire Zone and blocks away from Seneca Niagara Casino and International Bridge to Canada.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

