

444 Third Street, Niagara Falls, NY

**Owner** Samuel Talarico Living Trust  
**Realtor** Sam Talarico/Coldwell Banker Talarico Real Estate  
(716) 743-7586

**Asking Price** \$179,900

**Section, Block Lot #** 159.29-1-56  
**Zoning** C2-A (Commercial – Traditional – High Density)  
**Property Type** Office building

**Current Use** Office Building

**Permitted Uses** Bed & Breakfast, townhouse, bar, hotel/motel, office, restaurant, retail sales and service, etc

**Assessed Value for Taxes** \$75,000

**Lot Size** 38.08 x 132.5

**Year Structure Built** 1980  
**Building Square Footage** 3,840 sq.ft.  
**Rentable Square Footage** 3,840 sq.ft.  
**Residential Units** n/a  
**Number of Stories** 1

**Comments**

Located minutes to International bridges to Canada, Seneca Niagara Casino and the Falls/downtown attractions. Building has many possibilities including retail, professional offices and other commercial uses.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

