

# 515 Third Street, Niagara Falls, NY

**Owner** MC Conn Inc.  
**Realtor** Sam Talarico/Coldwell Banker Talarico Real Estate  
(716) 743-7586

**Asking Price** \$225,000

**Section, Block Lot #** 159.29-1-42

**Zoning** C2-A (Commercial – Traditional – High Density)

**Property Type** Commercial – Professional Building

**Current Use** Office Building

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

**Assessed Value for Taxes** \$195,000

**Lot Size** 57 x 132

**Year Structure Built** 1958

**Building Square Footage** 7,524 sq.ft.

**Rentable Square Footage** 7,524 sq.ft.

**Residential Units** n/a

**Number of Stories** 2

## Comments

Exceptionally maintained office structure that presently houses (4) dental practices. Ideal for medical use with various offices. Minutes to International bridges to Canada, downtown attractions and Seneca Niagara Casino.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

