

537 – 539 Third St., Niagara Falls, NY

**Owner** Niagara 537-539 Third Street, LLC

**Realtor** Ron Anderluh, Property Manager (716) 946-1744

**Asking Price** \$325,000

<b>Section, Block Lot #</b>	159.21-1-41
<b>Zoning</b>	C2-A
<b>Property Type</b>	Mixed Use (Attached Row Building)

**Current Use** Retail; Upper Apartments

**Permitted Uses** Multiple mixed uses such as: restaurant, retail sales, bar, hotel/motel, bed & breakfast, office, etc.

<b>Assessed Value for Taxes</b>	\$75,000
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**Lot Size** 32 x 132.17

<b>Year Structure Built</b>	1934
<b>Building Square Footage</b>	6,164 sq.ft.
<b>Rentable Square Footage</b>	3,082 sq.ft. (retail) – 3,082 (upper apartments)
<b>Residential Units</b>	1
<b>Number of Stories</b>	2

**Comments**

Located in Federal Renewal Community and New York State Empire Zone. Nearby International bridge to Canada.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

