

# 8735 Buffalo Avenue, Niagara Falls, NY

**Owner** 8735 Buffalo Avenue, LLC

**Realtor** Shelia Ferrentino (716) 863-9592 – Realty USA

**Asking Price** \$175,000

**Section, Block Lot #** 161.70-1-13

**Zoning** C1-A

**Property Type** Retail

**Current Use** Bar/Restaurant

**Permitted Uses** Bed & Breakfast, Bar, Office, Restaurant, Retail Sales & Service, etc.

**Assessed Value for Taxes** \$59,700

**Lot Size** 70.08 x 59.32

**Year Structure Built** 1940

**Building Square Footage** 5,170 sq.ft.

**Rentable Square Footage** 3,420 sq.ft.

**Residential Units** 1

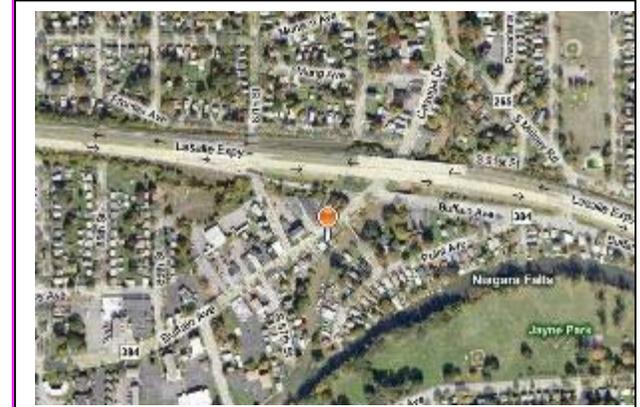
**Number of Stories** 2

## Comments

Turnkey operation. Remodeled in 2008. 3 bedroom apartment upper. Next to LaSalle Expressway.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

