

# 1309 Main Street, Niagara Falls, NY



**Owner** BBG North, LLC  
**Realtor** Gurney Becker & Bourne Real Estate –  
Bob Meredith (716) 849-1234  
**Asking Price** \$229,000  
**Section, Block Lot #** 144.62-2-38.2  
**Zoning** C2-A (Commercial – Traditional – High Density)  
**Property Type** Commercial - Restaurant

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

**Assessed Value for Taxes** \$148,400

**Lot Size** 70 x 128

**Year Structure Built** 1970

**Building Square Footage** 1,484 sq.ft.

**Rentable Square Footage** 1,484 sq.ft.

**Residential Units** n/a

**Number of Stories** 1

**Comments** A high traffic property located in the heart of the Main St. business district. The sale of this former fast food operation includes the land, building, and much of the restaurant equipment (cooler, soda fountains, freezer, fryers, warming tables) as well as the tables and chairs. The building has seating for 24 customers and parking for 12 cars. An excellent opportunity for a restaurateur wanting to be close to the casino / Niagara Falls Canada.

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



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW