

# 2511 Pine Avenue, Niagara Falls, NY



**Owner** Frances Diletti  
**Realtor** Steve Hunt – Hunt Commercial Real Estate  
(716) 444-0299  
**Asking Price** \$190,000

**Section, Block Lot #** 159.26-1-9  
**Zoning** C2-B (Commercial – Traditional – Medium Density)  
**Property Type** Commercial – Mixed Use (Det. Row Bldg.)

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

**Assessed Value for Taxes** \$66,400

**Lot Size** 29 x 84  
**Year Structure Built** 1925  
**Building Square Footage** 4,822 sq.ft.  
**Rentable Square Footage** 3,322 sq.ft.  
**Residential Units** 4  
**Number of Stories** 2

### Comments

Located on Pine Ave. “Little Italy” business district. (2509 Pine Ave.) parking lot is included in sale. Can accommodate 8-9 cars. Owner will hold paper. Four residential units with separate meters.

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



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW