

2512 Niagara St., Niagara Falls, NY

Owner Sharon Gazy

Realtor Leo Benevento/Benevento Realty (716) 990-5371

Asking Price \$109,000

Section, Block Lot # 159.42-1-55

Zoning C1-A (Commercial – Neighborhood)

Property Type Commercial – Mixed Use

Current Use Beauty Shop, Retail

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

Assessed Value for Taxes \$35,000

Lot Size 35 x 103

Year Structure Built 1950

Building Square Footage 4,730 sq.ft.

Rentable Square Footage 1,844sq.ft. (retail) – 2,876 sq.ft. (apartments)

Residential Units 2

Number of Stories 3

Comments

The building consists of a beauty shop on the first floor, large retail store and workshop. Second floor has a 3 bedroom apartment and 3rd floor has an unfinished apartment. New furnace. Also has a 2.5 car garage.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

