

2626 Pine Avenue, Niagara Falls, NY

**Owner** Nelson Fasciano, Jr.

**Realtor** Andrea DiNieri (716) 579-3662

**Asking Price** For Sale - \$775,000

<b>Section, Block Lot #</b>	144.82-2-31
<b>Zoning</b>	C2-B (Commercial – Traditional – Medium Density)
<b>Property Type</b>	Restaurant

**Current Use** Restaurant/Bar

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

<b>Assessed Value for Taxes</b>	\$195,700
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**Lot Size** 85 x 139

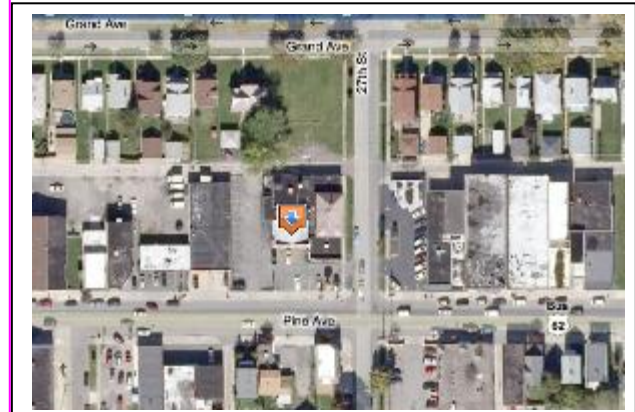
<b>Year Structure Built</b>	1963
<b>Building Square Footage</b>	11,640 sq.ft.
<b>Rentable Square Footage</b>	6,062 sq.ft.
<b>Residential Units</b>	n/a
<b>Number of Stories</b>	1

**Comments**

Shorty's Sports Bar & Grill. Located in Little Italy.  
Completely remodeled.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

