

444 Third Street, Niagara Falls, NY

**Owner** Samuel A. Talarico Living Trust, 705 Walker Dr. Lewiston, NY 14092

**Realtor** Coldwell Banker Talarico Real Estate: (716) 773-4833

**Asking Price** \$224,900

**Section, Block Lot #** 159.29-1-56

**Zoning** C2 Traditional (Commercial)

**Property Type** Office Building

**Current Use** Walk-Up Office

**Permitted Uses** Various mixed uses such as: office building, residential units, hotels/motels, bed & breakfasts, retail sales, restaurants, parks, & schools

**Assessed Value for Taxes** \$80,600

**Lot Size** 5045.6 square feet (38.08 x 132.5)

**Year Structure Built** 1980

**Building Square Footage** 3,840

**Rentable Square Footage** 3,840

**Residential Units** n/a

**Number of Stories** 1

**Most Recent Sale Price** \$75,000 in 1987

**Comments** The building is presently leased to the State of New York. Rear parking lot is leased with right to purchase.



STREET VIEW



BIRD'S EYE VIEW



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