

531 Third Street, Niagara Falls, NY

**Owner** Niagara 527-533 3<sup>rd</sup> St. LLC

**Realtor** Ron Anderluh (716) 946-1744

**Asking Price** \$635,000 – For Sale

<b>Section, Block Lot #</b>	159.29-1-5
<b>Zoning</b>	C2-A
<b>Property Type</b>	Mixed Use (Row Bldg.)

**Current Use** n/a

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

<b>Assessed Value for Taxes</b>	\$225,000
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**Lot Size** 66.32 x 131.79

<b>Year Structure Built</b>	1924
<b>Building Square Footage</b>	16,708 sq.ft.
<b>Rentable Square Footage</b>	6,424 sq.ft. (retail) - 10, 284 sq.ft. (apartments)
<b>Residential Units</b>	10
<b>Number of Stories</b>	3

**Comments**

Located in Federal Renewal Community and New York State Empire Zone. 3 store fronts. Located minutes from International bridges to Canada.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

