

545 Main St., Niagara Falls, NY

Owner Joseph A. Stumpo
Realtor Joseph A. Stumpo (716) 284-8861 (Day) or
 (716) 284-4719 (Evening) or thehylands6@yahoo.com

Asking Price \$350,000

Section, Block Lot #	159.21-1-43
Zoning	C2-A
Property Type	Mixed Use (Row Bldg.)

Current Use Financial Offices

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

Assessed Value for Taxes	\$39,000
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Lot Size 0.07 acres

Year Structure Built	1931
Building Square Footage	4,850 sq.ft.
Rentable Square Footage	2,052 sq.ft (commercial/retail/medical) 2,798 sq.ft, (residential/apartments)
Residential Units	6
Number of Stories	3

Comments Three-story building in demand location / high traffic area, adjacent to growing casino-tourism district and two blocks from major U.S. – Canada border crossing. Two offices, six apartments. All – brick construction, Amerlite all-glass entrance. Many updates including vinyl replacement windows. Good layout with separate entrance for apartments. Owner retiring, possible owner financing available. Potential income \$48,000.

Located in Federal Renewal Community.

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



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

