

820 Main Street, Niagara Falls, NY

Owner 820 Main Street, LLC

Realtor Steve Hunt/Hunt Commercial Real Estate (716) 444-0299

Asking Price \$195,000

Section, Block Lot #	144.78-1-1
Zoning	C2-A (Commercial – Traditional – High Density)
Property Type	Professional Building

Current Use n/a

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

Assessed Value for Taxes	\$58,100
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Lot Size 10,782 sq.ft. (105.4 x 102.3)

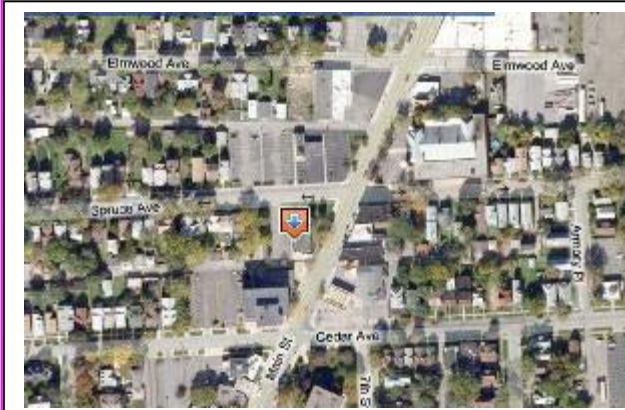
Year Structure Built	1970
Building Square Footage	2,304 sq.ft.
Rentable Square Footage	2,304 sq.ft.
Residential Units	n/a
Number of Stories	1

Comments

Located on Main St. business district. Minutes to International bridges to Canada. Property has been a well appointed medical office since it was converted from a bank in 1992. The handicapped accessible building is 2304 sf and has 12 paved parking spaces. There are 2 consultation rooms, 2 examination rooms with sinks and 2 procedure/examination rooms with sinks and labs with sinks. Purchase or lease.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW



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