

901 Main Street, Niagara Falls, NY

**Owner** Emery J. Simon

**Realtor** Nan Simon (716) 754-9239

**Asking Price** Lease only – Contact realtor/owner for rate

**Section, Block Lot #** 144.70-2-52  
**Zoning** C2-A (Commercial – Traditional – High Density)  
**Property Type** Commercial - Multi-Use bldg.

**Current Use** n/a

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

**Assessed Value for Taxes** n/a

**Lot Size** 150 x 237

**Year Structure Built** 1885  
**Building Square Footage** 52,000 sq.ft.  
**Rentable Square Footage** 38,293 sq.ft.  
**Residential Units** n/a  
**Number of Stories** 3

**Comments**

Located on Main St. business district. Minutes to International bridges to Canada, downtown and City Hall. Former New York Army National Guard Armory building. Lease only.



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW

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

