

925 Pine Avenue, Niagara Falls, NY

**Owner** Atlantic Richfield Market  
**Realtor** NRC Realty Advisors  
**(800) 747-3342 ext.822**

**Asking Price** For Sale - \$175,000

<b>Section, Block Lot #</b>	159.22-3-6
<b>Zoning</b>	C2-A
<b>Property Type</b>	Gas Station/Mini Mart

**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>	\$166,000
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**Lot Size** 19,166 sq.ft.

<b>Year Structure Built</b>	1960
<b>Building Square Footage</b>	2,004 sq.ft.
<b>Rentable Square Footage</b>	2,004 sq.ft.
<b>Residential Units</b>	n/a
<b>Number of Stories</b>	1

**Comments**

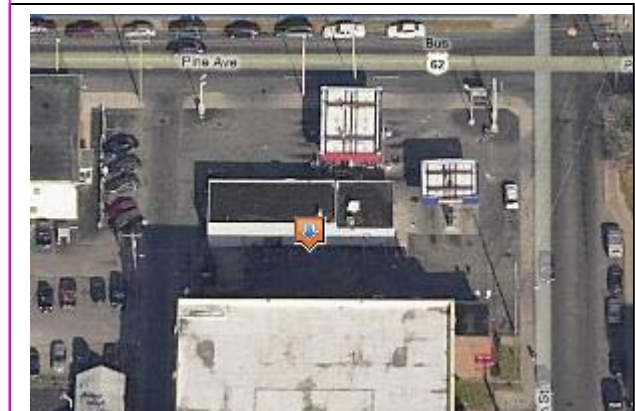
Former Sunoco Gas Station, heavy traffic count



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW



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