

1701 Pine Ave., 1715 Pine Ave., & 639 17th St.



Owner Louis Taylor

Realtor Derek Eisenberg (877) 996-5728

Asking Price \$355,000

Section, Block Lot # 159.24-2-1

Zoning C2-B (Commercial – Traditional – Medium Density)

Property Type Commercial - Retail

Current Use Restaurant

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

Assessed Value for Taxes \$107,900 (1701 Pine Ave. only)

Lot Size 28.5 x 100 (1701 Pine Ave.)

Year Structure Built 1941

Building Square Footage 20,280 sq.ft. (all 3 parcels)

Rentable Square Footage 3,556 sq.ft. (1701 Pine Ave.)

Residential Units Yes

Number of Stories 2

Comments Located in Pine Ave. business district “Little Italy” area. Minutes to Downtown attractions, Seneca Niagara Casino and International bridges to Canada. 3 building package are being sold as a complete package. 1701 Pine Ave. is move-in ready, sale does not include business, furniture, equip. or inventory. 1715 Pine Ave. includes 2 retail storefronts, 6 apartments and certified storage vault. 20,280 sq.ft. total of the 3 buildings.

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



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW