

223 Ferry Avenue, Niagara Falls, NY

**Owner** David A. Fabrizio

**Realtor** Andrea DiNieri, Benevento Realty, (716) 579-3662

**Asking Price** \$225,000

<b>Section, Block Lot #</b>	159.29-1-50
<b>Zoning</b>	Commercial (C2-A)
<b>Property Type</b>	Attached Row Building

**Current Use** Office; Retail; Bar; Upper Apartments

**Permitted Uses** Multiple mixed uses such as: restaurant, retail sales, bar, hotel/motel, bed & breakfast, multi-dwelling structure, office, etc.

<b>Assessed Value for Taxes</b>	\$163,700
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**Lot Size** 4550 sq. ft. (50 x 91)

<b>Year Structure Built</b>	1910
<b>Building Square Footage</b>	6,652 sq. ft.
<b>Rentable Square Footage</b>	Office: 2,000; Retail: 520; Bar: 806; Apartments: 3,326
<b>Residential Units</b>	2
<b>Number of Stories</b>	2

**Comments**



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW



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