

2425 Hyde Park Blvd., Niagara Falls, NY



Owner Christopher Pietrangeli

Realtor Chris Pietrangeli (716) 298-4444

Asking Price Lease Only - Call Owner

Section, Block Lot #	144.42-2-1
Zoning	C3 (Commercial – General)
Property Type	Row Building

Current Use Warehouse, Office, Retail

Permitted Uses Manufacturing, Light, Warehouse, Hotel/Motel, Restaurant, Retail Sales & Service, Office, etc.

Assessed Value for Taxes	n/a
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Lot Size 0.91 acres

Year Structure Built	1980
Building Square Footage	40,742 sq.ft.
Rentable Square Footage	12,000 sq.ft.
Residential Units	n/a
Number of Stories	2

Comments Located in New York State Empire Zone. Two first floor 1,000 sq.ft. units/bays available. Approximately 10,000 sq.ft. available for lease on the 2nd floor consisting of (2) 5,000 sq.ft. units. Separately metered for both gas & electric. Near Amtrak passenger Train Station and interstate I-190.

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



STREET VIEW



AERIAL VIEW



BIRD'S EYE VIEW