

FOR SALE

2500 Pine Avenue Niagara Falls, New York



PROPERTY DESCRIPTION

A solid investment opportunity on the busy Pine Avenue business district. This property features a storefront with an attached studio apartment on the ground floor, a fully furnished two bedroom apartment on the second floor and another fully furnished two bedroom apartment with separate entrance.. There is room to expand behind the property or space for additional parking via the alley access. This is an incredible opportunity at a very reasonable price, make your appointment to show today!

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	18,999	41,674	66,075
Total Households	8,634	18,409	28,760

PROPERTY OVERVIEW

Lot Size	0.08 +/- acres
Total SF	2,452 +/- SF
Year Built	1940
Stories	2



COMMERCIAL

HUNT Commercial
Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

Paul Dolan

Licensed Real Estate Salesperson
(716) 243-9466
pdolan@huntcommercial.com



HUNT Commercial Real Estate Corporation
403 Main St., Suite 400
Buffalo, New York 14203
HUNTCommercial.com

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.