



445 Tremont Street + 43 Niagara Street

North Tonawanda, NY

Redevelopment Opportunity / For Sale

PORTION OF DEGRAFF MEMORIAL HOSPITAL FOR SALE

BUILDING FEATURES

Total Available 85,000 ± Sq. Ft.

Property Highlights

- Portion of DeGraff Hospital available for sale
- Well suited for redevelopment
- Five (5) story tower with flexible floor plates
- Mechanical room located on sixth floor
- Located at signalized corner of Tremont Street and Twin Cities Memorial Highway
- Property is located in a Federal Opportunity Zone
- Site provides easy access to I-290
- Well located for both Niagara and Erie County residents
- Ideal for: multi-family redevelopment, affordable housing



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Population	11,567	78,273	189,643
Average Household Income	\$58,839	\$71,521	\$73,702

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Location Map



Aerial

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