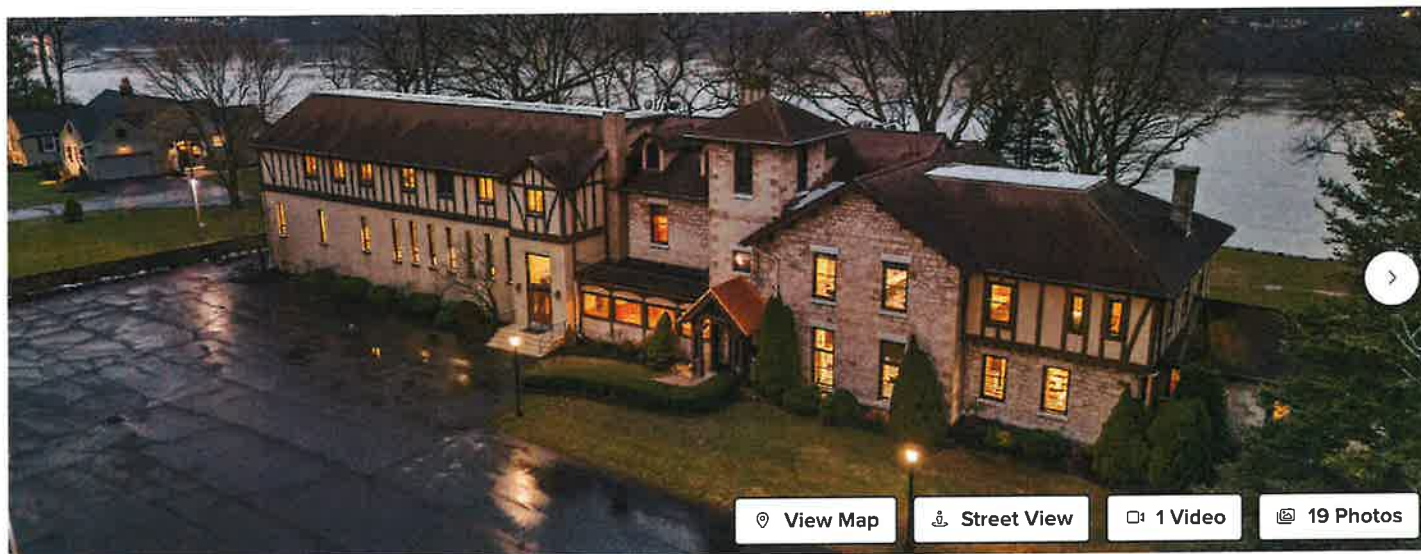


## 435 North 2nd Street, Lewiston, NY 14092



**\$4,500,000** | 26 days on market | Updated 2 days ago

435 North 2nd Street, Lewiston, NY, 14092

### Details

Property Type	Hospitality, Office (+1)	Sub Type	Executive Office, Hotel (+1)
Square Footage	14,581	Units	1
Tenancy	Vacant	Broker Co-Op	True
Class	B	Year Built	1848
Year Renovated	1960,1990,2004,2014	Buildings	1
Acreage	2.600	Zoning	464
Parking Spaces	60 spaces	Parking Per SqFt	4.11
Investment Type	Redevelopment	Ground Lease	No
Sale Condition	For sale by owner		

### 2.65-Acre +/- Niagara Riverfront Commercial Campus | 14,581 SF | Vacant Value-Add / Redevelopment

#### Marketing description

435 North 2nd Street in Lewiston, NY presents a rare opportunity to acquire a 14,581± SF waterfront commercial building situated on 2.65 acres directly along the Niagara River, featuring an impressive 317 feet of water frontage. Delivered fully vacant, the property offers immediate upside through lease-up, repositioning, or redevelopment in one of Western New York's most desirable and supply-constrained submarkets.

The property features a well-maintained commercial building offering a unique blend of executive office space, residential-style layouts, and flexible commercial functionality. The layout includes multiple conference rooms, private executive offices, a full kitchen, seven restrooms, four fireplaces, and a six-bedroom configuration—creating strong potential for corporate, hospitality, wellness, residential, or mixed-use applications.

### Investment Opportunity

This offering presents a highly flexible, blank-slate opportunity with multiple paths to value creation:

- **Office / Professional Conversion:** Reposition as executive office, medical, or multi-tenant professional space with strong long-term upside
- **Hospitality / Retreat Concept:** Waterfront setting and unique layout create an ideal opportunity for boutique lodging, event space, or corporate retreat use

- **Residential Redevelopment:** Expansive footprint and riverfront location support luxury residential or adaptive reuse concepts
- **Wellness / Lifestyle Use:** Existing layout lends itself well to wellness, fitness, medical, or campus-style operations

With the property delivered vacant, investors and owner-users gain full control to execute their vision without existing tenancy constraints.

Large-scale waterfront commercial opportunities of this caliber are extremely limited in Lewiston, making this a rare chance to acquire scale, flexibility, and long-term upside in a highly desirable location. The combination of 317 feet of Niagara River frontage, 2.65 acres, and nearly 15,000 square feet creates a unique offering that is difficult to replicate and well-positioned for a wide range of future uses.

Ownership is open to creative deal structures, including purchase, lease, or potential partnership opportunities. Any sale is subject to Village of Lewiston subdivision approval. All terms and conditions are subject to discussion and negotiation.

### Investment highlights

- 14,581 ± SF building – immediate scale for owner-user or investor
- 2.65-acre Niagara River waterfront site with 317 Ft of Water Frontage – rare, irreplaceable setting in Lewiston
- Delivered fully vacant – complete control for lease-up, repositioning, or redevelopment
- Flexible layout supports multiple uses – office, residential, hospitality, or mixed-use conversion
- Existing infrastructure in place – reduces cost and timeline for adaptive reuse
- Building includes executive offices, conference rooms, kitchen, 7 restrooms, fireplaces, and residential-style layout
- 30+ on-site parking spaces supporting a variety of commercial or residential uses
- Located in highly desirable Lewiston, NY – strong demographics with proximity to Niagara Falls and Canadian border
- Large-scale waterfront commercial opportunities are extremely limited in this market
- Multiple value-add and redevelopment pathways create strong upside potential

### Listing Contacts

David Pascucci PRO ✓  
 LIC: NY 10301223803  
 ...9743 @  
 ...ucci@.....com @

[Chat](#) [View Profile](#)

Sam Talarico  
 LIC: NY  
 ...9220 @  
 ...rico@.....com @

[Contact](#) [View Profile](#)

CENTURY 21 North Ea...



CENTURY 21 North Ea...



### Valuation Calculator

Purchase Price *	Net Operating Income *	Loan Amount ⓘ
\$ 4,500,000	\$	\$0.00
Down Payment		Annual Debt Service ⓘ
\$4,500,000	100%	\$-- \$--
Interest Rate *	Term (years) *	Annual Cash Flow ⓘ
%		\$-- \$--

Cross Property 360 Property View

435 North 2nd Street, Lewiston-Village-292401, NY 14092

Listing



MLS#: **B1680950** Commercial/Industrial **A-Active**  
 VR Pricing: **No** List Price: **\$4,500,000**  
 County: **Niagara** Zip: **14092**  
 Town/City: **Lewiston** Pstl City: **Lewiston** Cross St: **Mohawk**  
 Area#: **Lewiston-Village-292401**  
 Village: **Lewiston-Village** Acres: **2.65**  
 Subdivision: **Village/Lewiston** Lot Front: **317**  
 TxMap#: **292401-101-006-0003-001-002** Lot Depth: **228**  
 Addl TxMap#: Lot Shape: **Rectangular**  
 City Nghbrhd: Lot #: **1**  
 School Dist: **Lewiston-Porter** Lot SqFt:  
 Type of Sale: **Normal** Gr SqFt: **14,581**  
 High School: Trans Type: **Sell**  
 Middle School: Year Built: **1848**  
 Elem School: Yr Blt Desc: **Existing**  
 State: **NY - New York** # Attach: **1** # Photo: **50**

Recent Change: **05/15/2026 : NEW : ->A**

Listing Office Information

Offc Name: **Century 21 North East (C21NE06)**  
 Offc Addr: **625 Center St.  
 Lewiston, NY 14092**  
 LA Name/ID: **Sam A Talarico (TALARICS)**   
 LA Email: **sam.talarico716@gmail.com**  
 LA Dir Phone/Fax: **716-998-9220/716-565-1878**  
 LA 2 Name/ID: **David M Pascucci (PASCUCCD)**   
 LA 2 Email: **dave.pascucci@c21wink.com**  
 LA2 Dir Ph/Fax: **716-545-9743/716-565-1878**  
 Owner Name: **Hall & Oliver Real Estate LLC**  
 Owner 2:  
 Owner Addr: **435 N 2nd St  
 Lewiston, NY 14092**

Offc Lic#: **10391203162**  
 Offc Phone: **716-754-9963**  
 Offc Fax: **716-565-1878**  
 LA Cell #: **716-998-9220**  
 LA Acpts Txt: **Yes**  
 LA License #: **10301213118 (NY)**  
 LA2 Cell: **716-545-9743**  
 LA2 Acpts Txt: **Yes**  
 LA2 NY Lic#: **10301223803**

Seller Attorney:  
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**  
 Service Type:  
 Negotiation w/: **Listing Broker Only**  
 Show Appt/Desc: **716-998-9220; List Agent - Call to Register**  
 Private Rmrks: **Please provide 24 hour notice for all showings. Ownership is open to creative deal structures, including purchase, lease, or potential partnership opportunities. Any sale is subject to Village of Lewiston subdivision approval. All terms and conditions are subject to discussion and negotiation. Due to property being subdivided, taxes and assessments are listed as is, until further direction. Also listed as single family B1680956.**

Exclusions:  
 Seller Atty Email:  
 List Date: **05/15/2026**  
 Expire Date: **05/15/2027**  
 DOM: **4**

Branded VT:  
 Unbranded VT:  
 Aerial Drone Video: **Click Here**  
 Virtual Tour 3D:  
 Ad Headline:  
 Ad Copy:  
 Sub Board: **Buffalo**  
 Attribution Contact:

Waterfront: **No** Waterfront/Water Island/Name: **No** Riparian Rgts:

General Information

Category:	<b>Building Only</b>	Tot Units:		Office SqFt:	
Sale Incl:		# Stories:	<b>3.0</b>	Manuf SqFt:	
Type Bldg:		# Bldgs:	<b>1</b>	Res SqFt:	
Bus Name:		Franchise:	<b>No</b>	Retail SqFt:	
Bus Type:		Avail Prkg:	<b>30</b>	Leased SqFt:	
Elec Svc:		Mx Ceil Hgt:		Whrse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	<b>Freestanding, Other - See Remarks</b>				
Floor:		Basement:			
Parking:	<b>30</b>				
Zoning:	<b>464</b>	Loading:			

Public Remarks: **This remarkable property located in the Village of Lewiston and minutes to Canada presents a rare opportunity to acquire a 14,581± SF waterfront commercial building situated on 2.65 acres directly along the Niagara River, featuring an impressive 317 feet of water frontage. Delivered fully vacant, the property offers immediate upside through lease-up, repositioning, or redevelopment in one of Western New York's most desirable and supply-constrained submarkets. The property features a well-maintained commercial building offering a unique blend of executive office space, residential-style layouts, and flexible commercial functionality. The layout includes multiple conference rooms, private executive offices, a full kitchen, seven restrooms, four fireplaces, and a six-bedroom configuration—creating strong potential for corporate, hospitality, wellness, residential, or mixed-use applications. This offering presents a highly flexible, blank-slate opportunity with multiple paths to value creation: • Office / Professional Conversion: Reposition as executive office, medical, or multi-tenant professional space with strong long-term upside • Hospitality / Retreat Concept: Waterfront setting and unique layout create an ideal opportunity for boutique lodging, event space, or corporate retreat use • Residential Redevelopment: Expansive footprint and riverfront location support luxury residential or adaptive reuse concepts • Wellness / Lifestyle Use: Existing layout lends itself well to wellness, fitness, medical, or campus-style operations With the property delivered vacant, investors and owner-users gain full control to execute their vision without existing tenancy constraints. Large-scale waterfront commercial opportunities of this caliber are extremely limited in Lewiston, making this a rare chance to acquire scale, flexibility, and long-term upside in a highly desirable location. This is a unique offering that is difficult to replicate and well-positioned for a wide range of future uses.**

Directions: **From Center Street in the Village of Lewiston: Center Street to N 5th to Mohawk**

HVAC Type: <b>AC-Central, Forced Air</b> HVAC Fuel: <b>Gas</b> Electric: Energy Eqpt: <b>None</b> Type of Well: Grn Bld Vr Type: Grn Indoor Air Q: Grn Water Cnsvr:	Utilities Information Sewer/Water: <b>Public Sewer Connected</b> Boiler Type: Insulation: <b>Unknown</b> Septic Location: Well Location:
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Additional Information	
Living Qtrs: <b>No</b> Available Docs: <b>Aerials, Building Plan(s), Survey</b> Bldg Misc: Public Trans: Total # Residential Units: Studio: 1 Bed: 2 Bed: 3 Bed:	# of Leases: Constr Mtrls: <b>Brick, Masonry</b> Roof: <b>Architectural Shingles, Flat</b> Accessibility: Seller Desires:

Financial Information		
Possible Fin: <b>Cash, Commercial Loan, Conventional</b> 1st Mtg Bal: <b>\$0</b> 2nd Mrt Bal: <b>\$0</b> Escrow Agt/Bnk: <b>Century 21 North East/Citizens Bank</b> Gross Annl Inc: Annl Op Exp: PriceChg Time: Inc/Exp Info: <b>None</b> Op Exp Incl: <b>Other - See Remarks</b>	Equity: <b>\$4,500,000</b> Tax Info: Assess Val: <b>\$1</b> Annl Spc Assess: <b>\$1</b> Net Op Income:	Town/Cnty Tax: <b>\$1</b> City/Vil Tax: <b>\$1</b> School Tax: <b>\$1</b> Total Taxes: <b>\$4</b> Orig. List Price: <b>\$4,500,000</b>

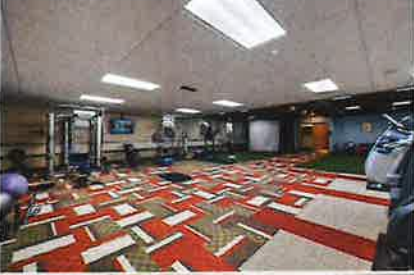
Display & Occupancy Information	
Possession: <b>At Closing</b> Internet: <b>Yes</b> Vacancy Rate:	Inet St Adrs: <b>Yes</b> IDX: <b>Yes</b> Lockbox Serial #: AVM: <b>Yes</b> Blog: <b>No</b> Realtor.com: <b>Yes</b>

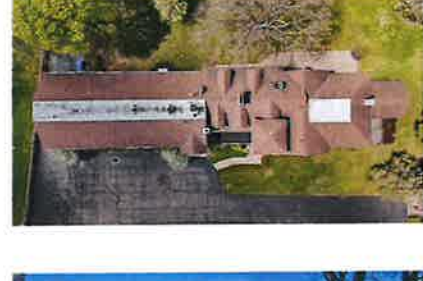
David M Pascucci  
 NY Licensed Assoc. R.E. Broker  
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MLS#: **B1680950**  
 Century 21 North East  
 625 Center St. Lewiston, NY 14092

Photos







Attachment List

[URL](#)  
[435 N 2nd St updated survey WTS Building only.pdf](#)

[Doc](#)  
**PDF**  
[Type](#)  
**Additional Property Information**

[Description](#)  
**Survey**

[Public/Private](#)  
**Public**



# ANOTHER PROPERTY



# COMMERCIAL



435 North 2<sup>nd</sup> Street,  
Lewiston, NY 14092



**Sam Talarico**  
Associate Real Estate Broker  
716.998.9220



**David Pascucci**  
Associate Real Estate Broker  
716.545.9743



C E N  
T U R  
Y 2 1



C E N  
T U R  
Y 2 1



EQUAL HOUSING  
OPPORTUNITY

C E N  
T U R I  
Y 2 1



C E N  
T U R I  
Y 2 1



C E N  
T U R  
Y 2 1



C E N  
T U R  
Y 2 1



435 North 2<sup>nd</sup> Street, Lewiston, NY 14092

# COMMERCIAL<sup>®</sup>

An extraordinary 14,581 +/- square foot riverfront offering a beautifully maintained building in the heart of Lewiston, set directly along the scenic Niagara River. This one-of-a-kind property presents a compelling opportunity for an owner-user, investor, or developer to expand an existing operation or reimagine the site as a luxury boutique hotel, upscale apartment community, corporate retreat, or wellness-focused destination. The Building offers a proven, functional layout with multiple conference rooms, private executive offices, a full kitchen, seven private restrooms, four fireplaces, and six bedrooms, creating a strong foundation for hospitality, residential conversion, or professional use.

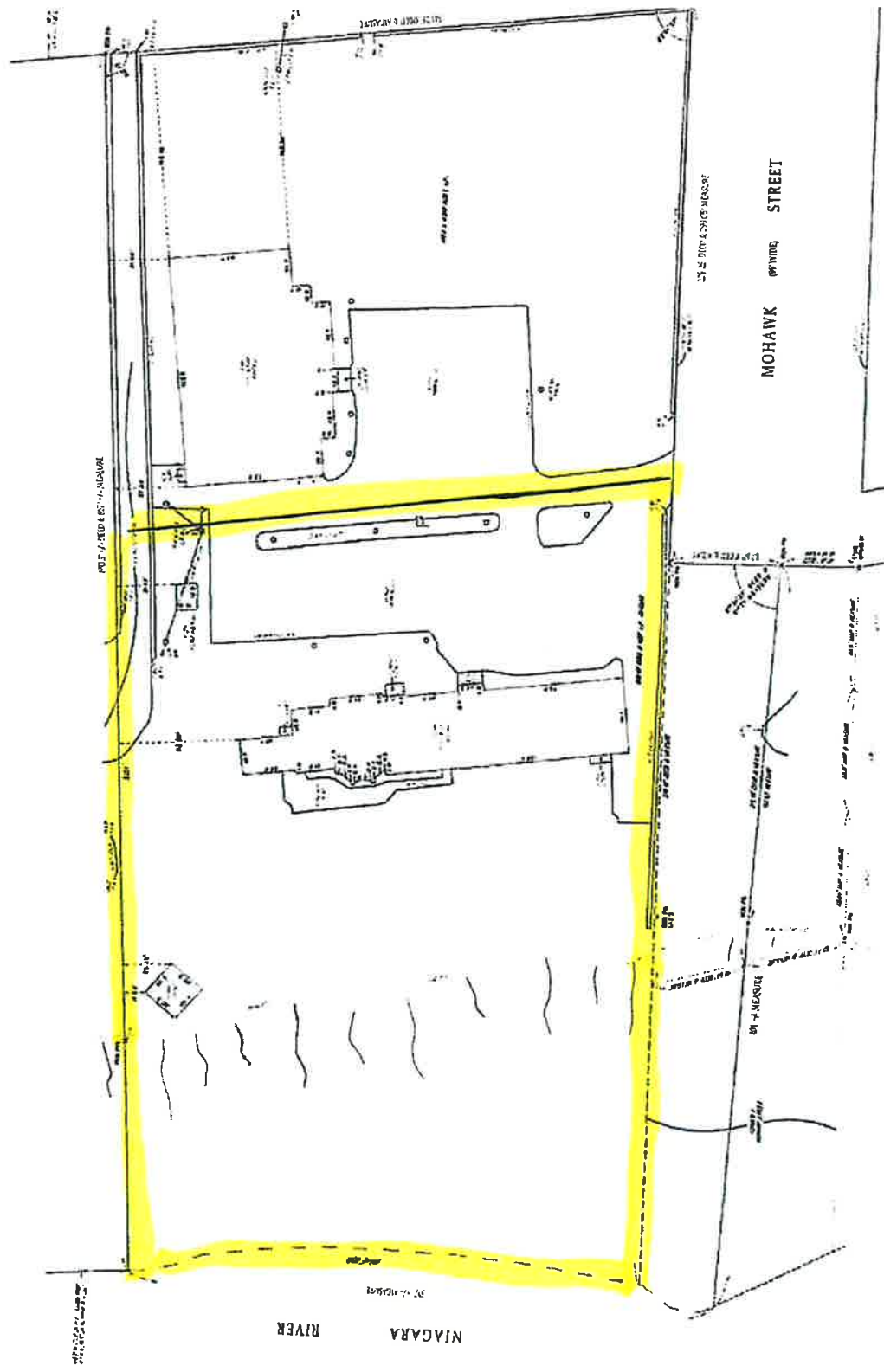


435 North 2<sup>nd</sup> Street, Lewiston, NY 14092

- **Located in Prestigious Lewiston, NY.**
- **14,581 +/- Square Foot building.**
- **Direct Niagara Riverfront Setting on  
2.65 Acres.**
- **Ample On-site parking.**
- **Exceptional opportunity for boutique  
hotel, luxury apartments, or mixed use.**
- **Building 1: 14,581 Sq FT +/- Conference  
rooms, private offices, full kitchen, 7  
restrooms, 4 fireplaces, 6 bedrooms.**

**COMMERCIAL**





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**TERNA PONTE LAND SURVEYING, P.C.**  
 1327 Forest Road  
 Niagara Falls, NY 14201  
 Phone: 716-285-1111  
 Fax: 716-285-1112

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COLLECTION NUMBER COUNTY NUMBER DATE OF YEAR DATE OF SURVEY DATE OF PLAN	MAIN PART OF DIST. OF AND DISTRICTS L.S. PLAN NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10	DIST. OF COUNTY DATE OF YEAR DATE OF SURVEY DATE OF PLAN
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