FOR SALE



OFFICE AND WAREHOUSE SPACE

3455 Hyde Park Boulevard, Niagara Falls, NY 14305



FOR SALE 3 buildings on almost 2 acres is perfect for any growing company or can be rented out separately for income and business use. The main building is over 6,000 SF of newly renovated office space equipped with security, central air, large reception area with over 10 offices, large conference room, kitchen and has garage door in the rear with a loading and wash area. Rear building is a 6,000 +\- SF warehouse currently partially rented but offers many possibilities with 12 foot ceilings garage doors, restrooms and a work shop. Third building is about 2,000 SF of office space ready for your finishing touches; equipped with a kitchenette, security and handicap ramp. All utilities available. Lots of possibilities, Seller is motivated! Additional vacant lots next door are also available for sale! Plenty of parking and is in a great location full of thriving long time businesses. Make your appt today.

Christina Cerrone Pecoraro

Licensed Real Estate Salesperson Cell: (716) 531-6880 christina.pecoraro@huntrealestate.com

PROPERTY OVERVIEW	
Total SF	13,340 +/- SF
Year Built	1960
Parking	On Site

FEATURES	
8000 sf office and 6000 sf warehouse	
Plenty of parking and additional lots nearby for sale as well.	
3 buildings on 1.7 acres	

HUNT Commercial Real Estate Corporation 403 Main Street, Suite 200 Buffalo, NY 14203 HUNTCommercial.com

© 2021 HUNT Commercial. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



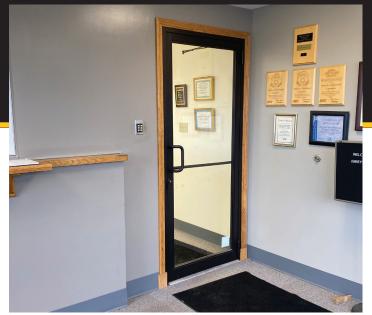










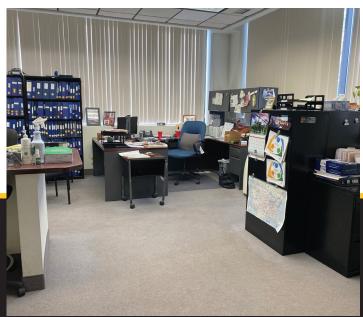


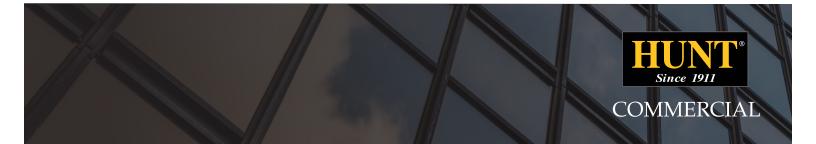


















HUNT Commercial Real Estate Corporation 403 Main Street, Suite 200, Buffalo, New York 14203

© 2021 HUNT Commercial. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.