

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.

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

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