



# Former Bank of America

418 3RD STREET, NIAGARA FALLS, NY

+/- 25,391 SF INVESTMENT PROPERTY | FOR SALE: PRIME COMMERCIAL



## PROPERTY HIGHLIGHTS

- Great hotel location
- Less than .5 mile from the US/Canadian Border
- Immediate proximity to the Seneca Niagara Casino and Niagara Falls Culinary Institute
- Well maintained historic building (Eligible for State & National Registers of Historic Places)
- Located within Federal Opportunity Zone: 36063021100
- Four curb cuts: Two on 3rd Street, two on 2nd Street
- Drive-thru with 100+ parking spaces
- +5 Million annual US-Canada crossings

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## DETAILS INCLUDE:

- Sale Price: Contact for more information
- Lot Size: 1.71 Acres
- Year Built: 1920
- Building Size: 25,391 SF



ADDRESS: 5554 MAIN ST. WILLIAMSVILLE, NY 14221 | PHONE: (716)204-3570

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