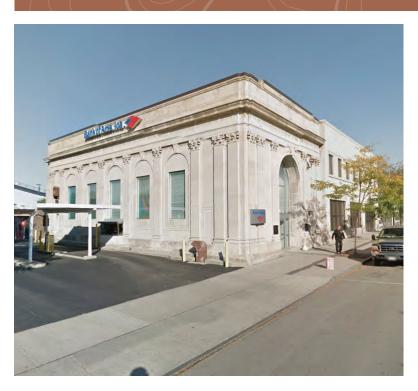


Former Bank of America

418 3RD STREET, NIAGARA FALLS, NY

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





PROPERTY HIGHLIGHTS

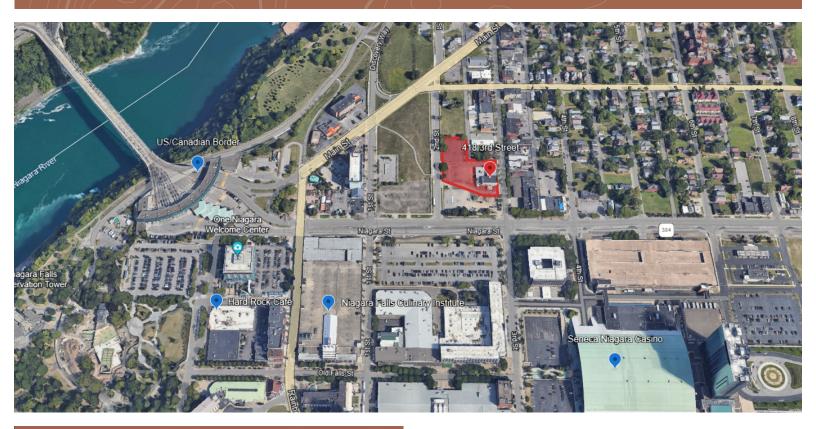
- Great hotel location
- · Less than .5 mile from the US/Canadian Border
- Immediate proximity to the Seneca Niagara Casino and Niagara Falls Culinary Institute
- Well maintained historic building (Eligible for State & National Registers of Historic Places)
- Located within Federal Opportunity Zone: 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



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