

## Home Details

Bedrooms: N/A  
Bathrooms: Handicap  
Property Type: R-1, Current use Church  
Square Feet: 11,624  
Year Built: 1966  
School District: Kenmore Tonawanda  
Listing ID: B1607066  
Offered at: \$900,000



### Karen Loffredo

Licensed Real Estate Salesperson


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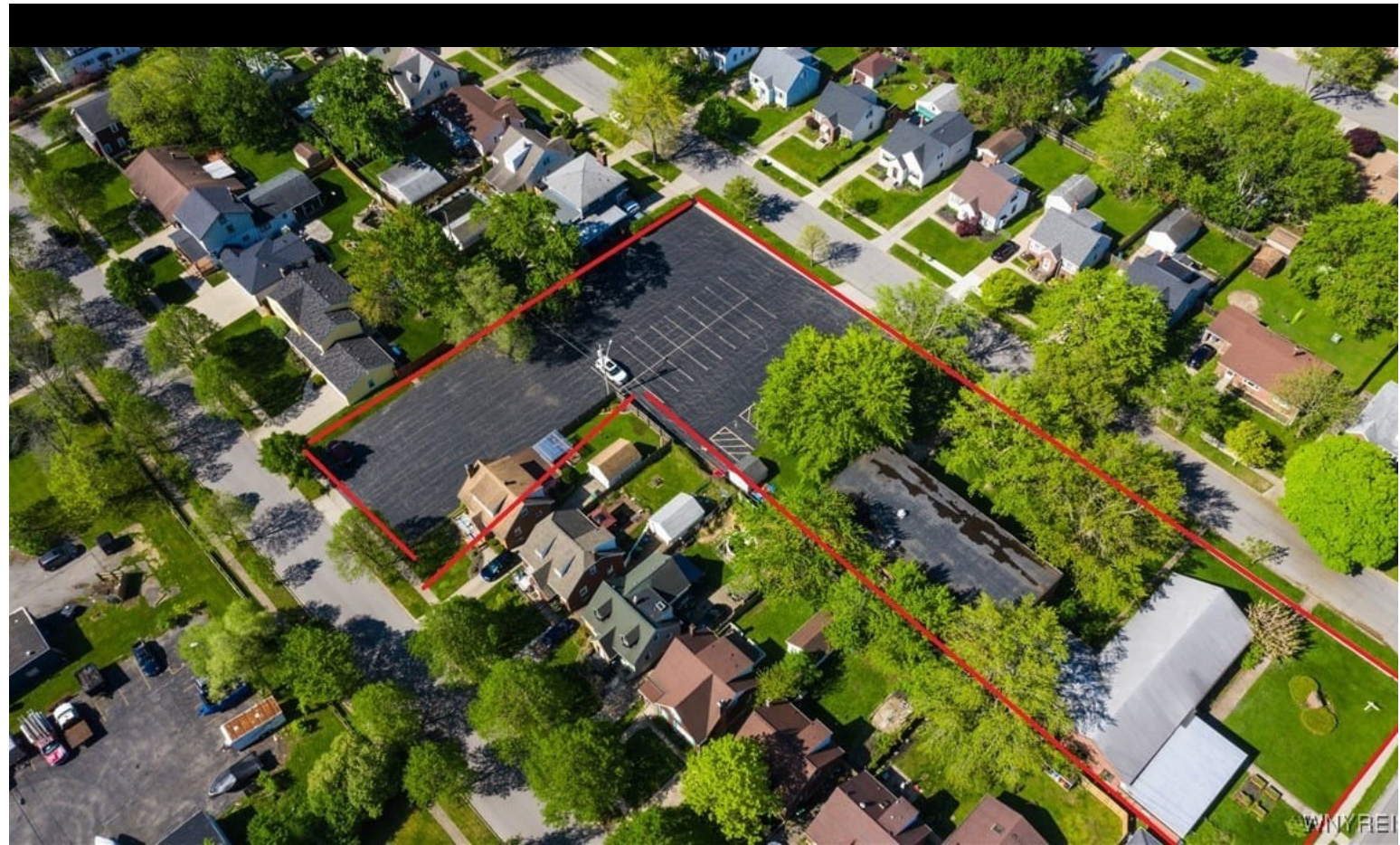
**karenloffredo.huntrealestate.com/mls=HJH686600?s=imprev**



**DISTINCTIVE  
PROPERTIES**

2835 Sheridan Drive, Tonawanda, NY 14150

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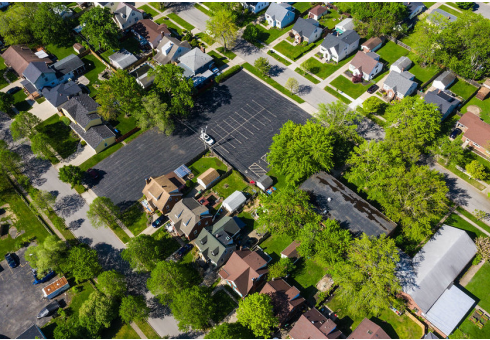
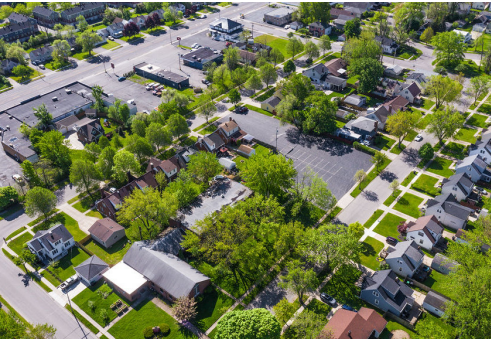
# 45 Dalton Drive

Buffalo NY 14223

Presented by

**Karen Loffredo**





**\*\*Incredible Opportunity in the Town of Tonawanda\*\*** This property spans 1.93 acres and is zoned R-1, allowing for redevelopment as single-family dwellings. Currently, the building's use is listed as religious. Located off Niagara Falls Boulevard, 2 miles to UB South and 3 Miles to UB North campuses. Easy access to the 290, shopping, and restaurants. situated on the corner of Decatur and Dalton, with entrances on Dalton and Kettering. Additionally, there is a 11864 sqft all brick church and school building with fully renovated 2nd floor community room with full kitchen, handicap accessible bathrooms on each floor and an elevator. Approximately 1 acre of the parcel is paved and has two curb cuts, one on Dalton and the other on Kettering.