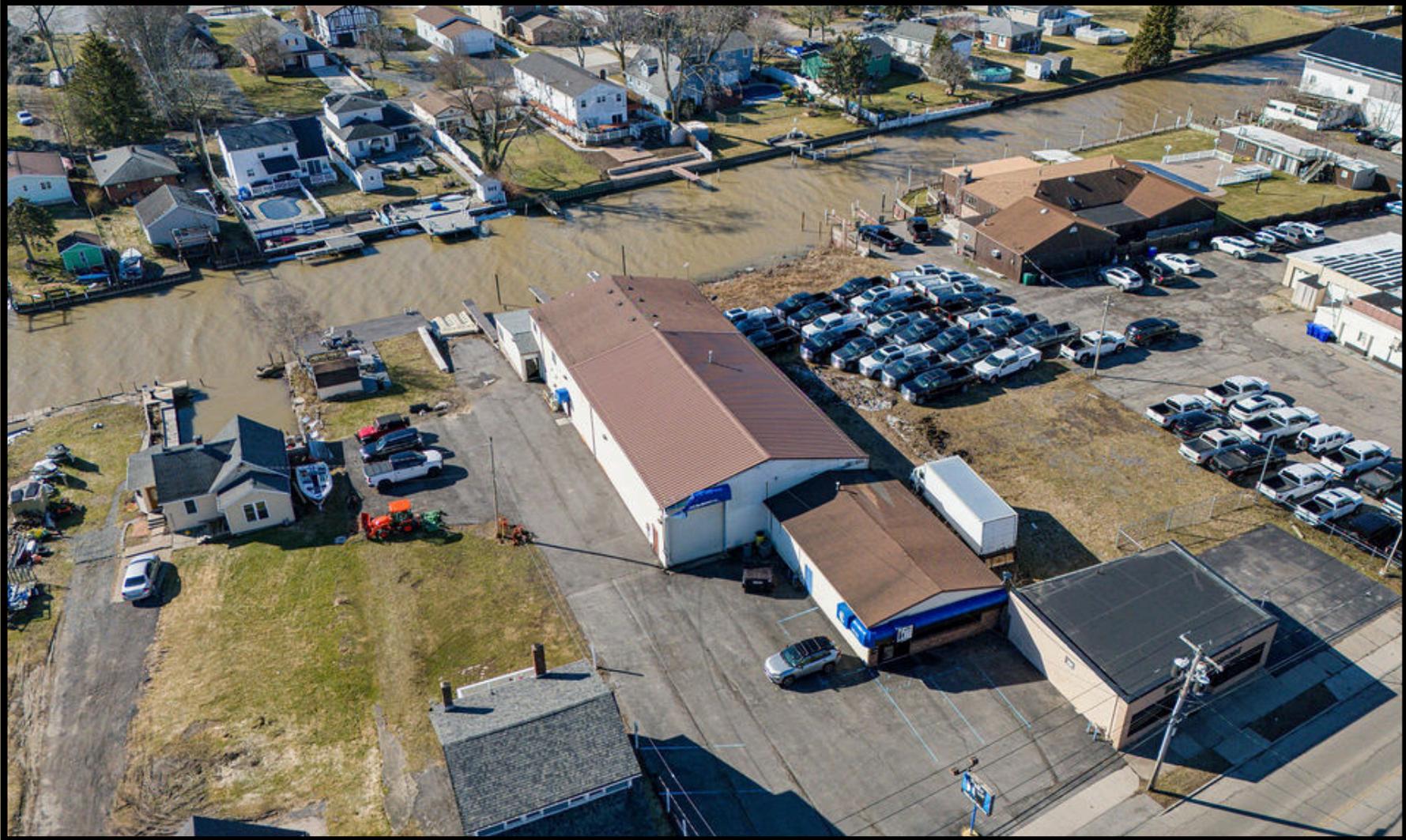




ANOTHER PROPERTY

Listed By Dave Pascucci



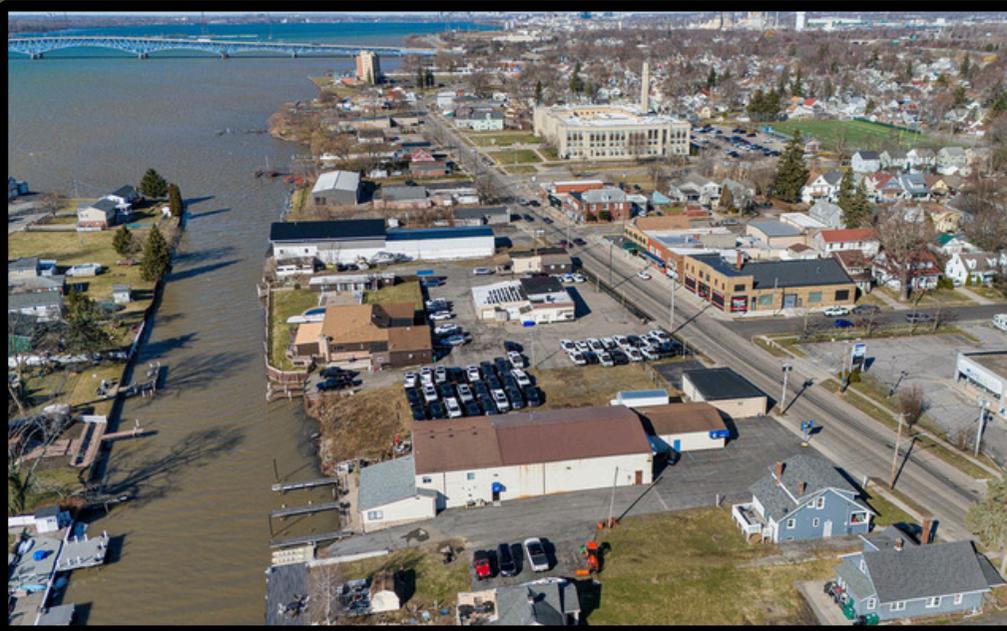
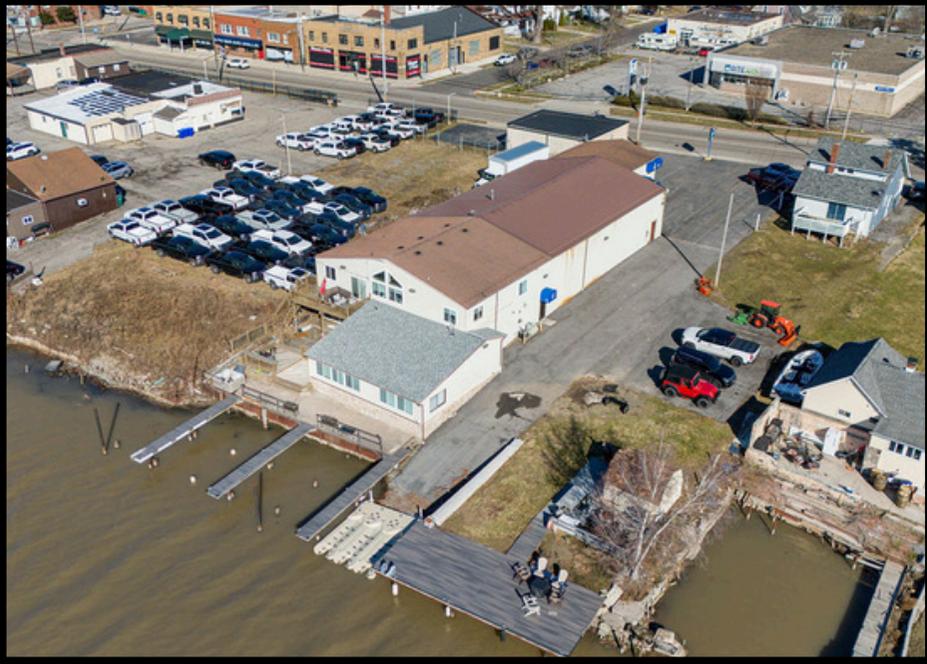
7813-7815 Buffalo Ave, Niagara
Falls NY 14034

COMMERCIAL

C E N
T U R
Y 2 1



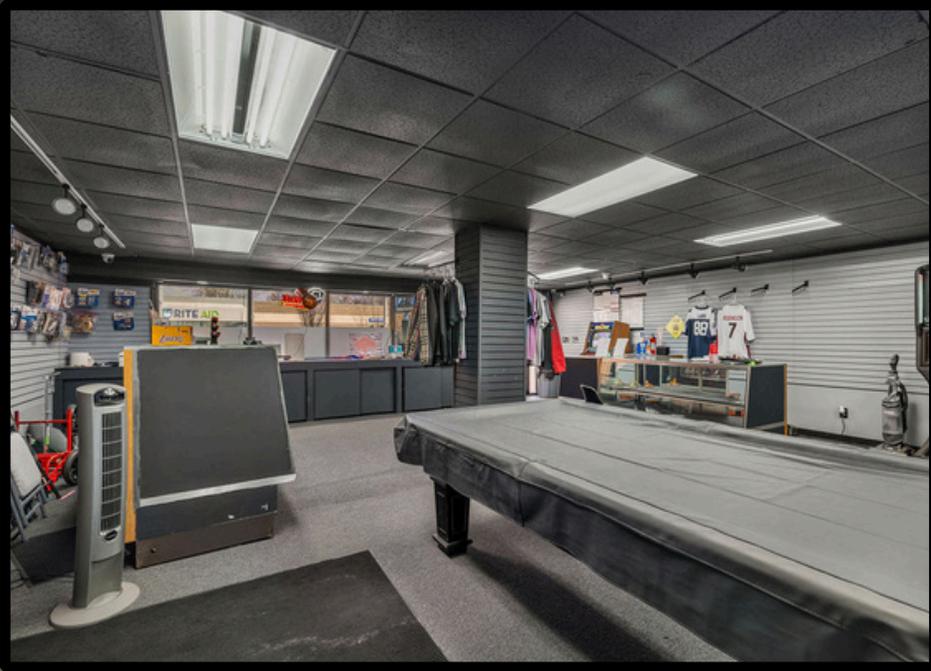
C E N
T U R
Y 2 1



C E N
T U R
Y 2 1



C E N
T U R
Y 2 1



C E N
T U R
Y 2 1



C E N
T U R
Y 2 1



C E N
T U R
Y 2 1



C E N
T U R
Y 2 1





7813-7815 Buffalo Ave Niagara Falls NY 14304

Waterfront Mixed-Use Investment Opportunity

7813 Buffalo Ave | Niagara Falls, NY

Offered at \$749,900 Positioned along the Little Niagara River with direct access to the Niagara River, this rare mixed-use waterfront property offers exceptional potential for investors or owner-users alike. The approximately 9,400 sq ft building features four residential apartments, three 1-bedroom units and one spacious 3-bedroom unit, along with retail storefront space and a garage area ideal for storage or additional income potential. Outdoor amenities include six private boating docks, creating a unique opportunity for boating enthusiasts or additional revenue streams. The property also provides 10–15 parking spaces, offering convenience for both residential tenants and commercial customers.

The apartments are updated and well maintained, while the retail space is clean and ready for immediate use.



COMMERCIAL



7813-7815 Buffalo Ave Niagara Falls NY 14304

Key property features include:

- 9,400± Sq Ft Building
- 4 Residential Units + Retail Space
- Garage Storage Area
- 6 Private Boat Docks
- 10–15 Parking Spaces
- 4 Furnaces
- Central Air Throughout
- 3-Phase Power



COMMERCIAL[®]



DAVE PASCUCCI

ASSOCIATE REAL ESTATE BROKER



716.545.9743- Cell
716.754.9963 Off



dave.pascucci@c21wink.com



www.C21Wink.com



625 Center Street
Lewiston, NY. 14092

Please call me with any and
all of your real estate needs!

Dave Pascucci

