

2192 Niagara Street

Buffalo, New York 14207

\$1,900,000





This 2.34 AC development site along the Niagara River offering convenient access to downtown Buffalo and its northern suburbs with serene waterfront views of the Canadian shoreline.

Property Highlights

- + ±2.34 AC development site along the Niagara River
- + Zoning: N-2E Mixed-Use Edge (City of Buffalo Green Code)
- + Site is currently home to an approximately 24,000 SF restaurant and banquet facility with a large parking lot
- + 5 mi. north of Buffalo's central business district
- + Less than 0.5 mi. to multiple ramps to access I-190
- + Serene view of the Niagara River and Ontario shoreline
- + The site neighbors Harbour Place Marina, West Marine, Marina Vista Apartments and Riverview Manor Apartments
- + Immediate access to the Empire State Trail



Buffalo-Cheektowaga MSA Demographics

Total Population	1,159,741
Avg. Household Income	\$96,011
Median Household Income	\$71,787
2024 Housing Units	548,048
2024 Vacant Housing Units	46,974 (8.6%)
2024 Renter Occupied Housing Units	183,027 (33.4%)

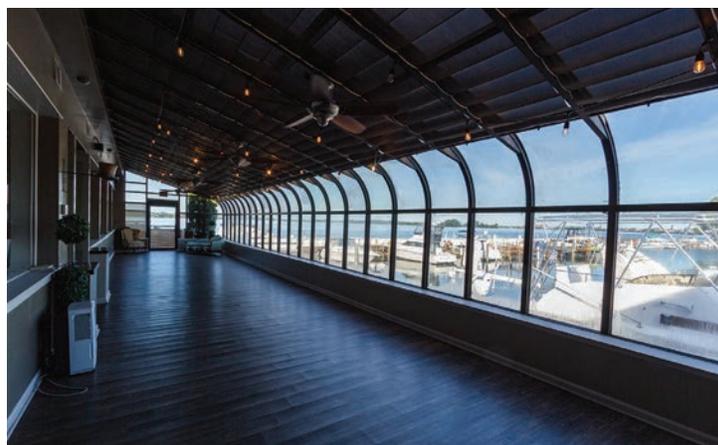
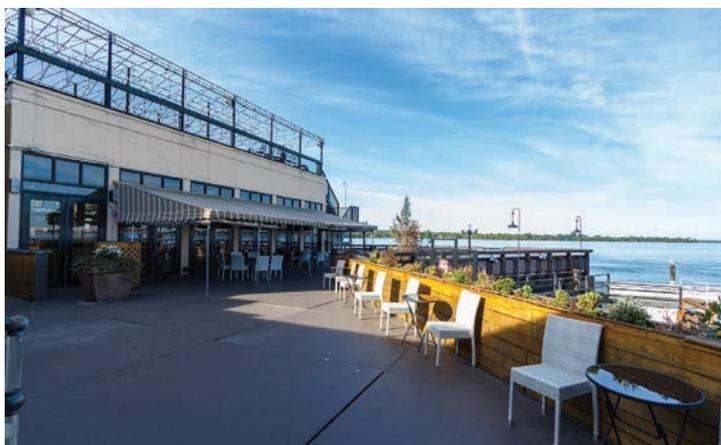
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For Sale



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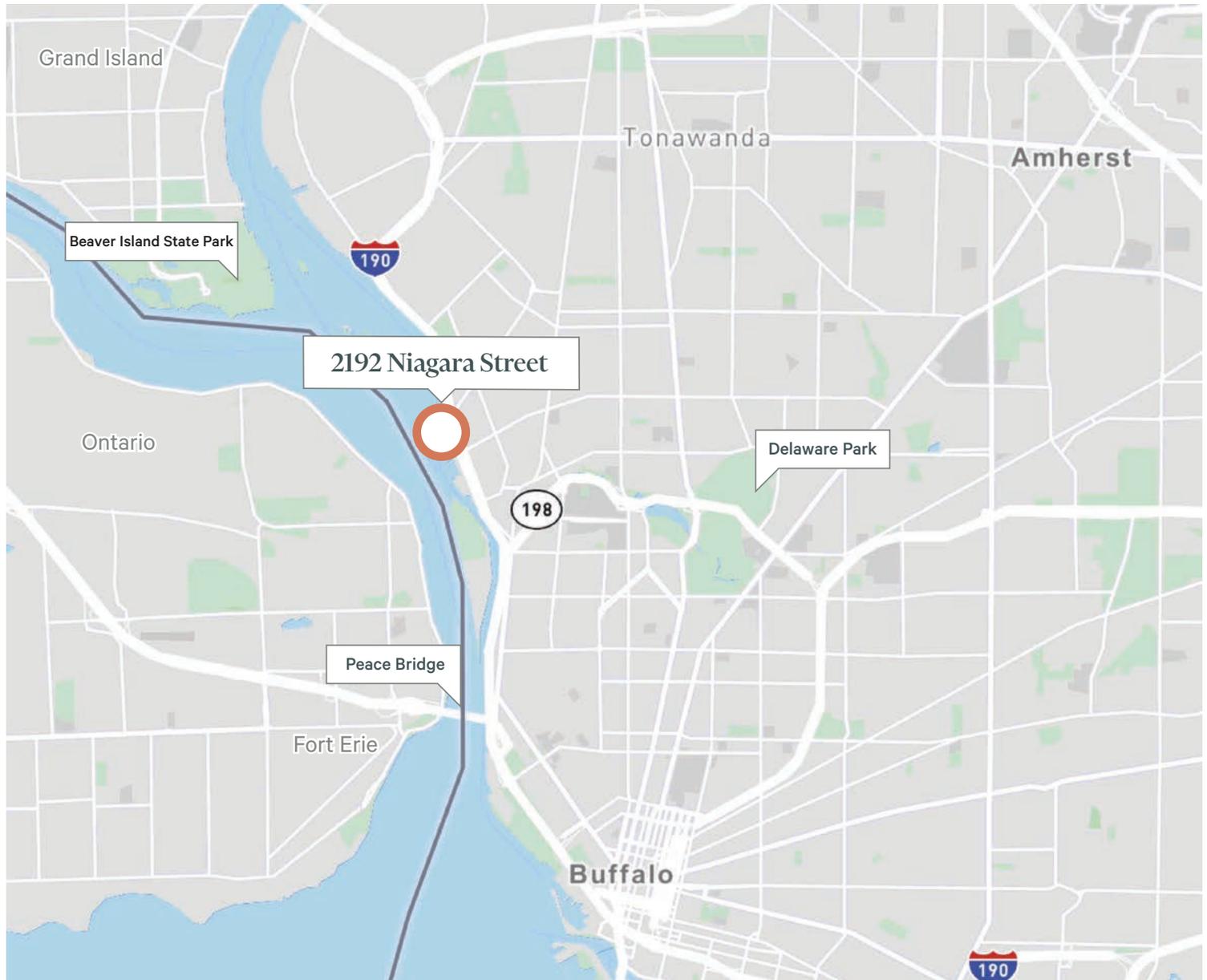
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