

FOR SALE

16,459 SF Industrial Building

3925 Hyde Park Blvd., Niagara Falls, NY 14305



PROPERTY HIGHLIGHTS

- Former General Contractor Property
- Industrial and/or warehouse use
- Zoned HI - Heavy Industry
- Town of Niagara location, close to Canadian border
- Almost 6,000 SF office building
- Almost 11,000 SF of shop and warehouse space
- 9 overhead doors; ceiling heights 12' - 16'
- 2.44 acres with fenced-in, outdoor storage lot
- Parking for approx 40 to 50 vehicles in front lot
- Shop space includes drains & 3 cranes (1/2 ton, 1 1/2 ton and 2 ton)
- **Price Reduced to \$349,900**



HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

David Doerr

Associate Real Estate Broker

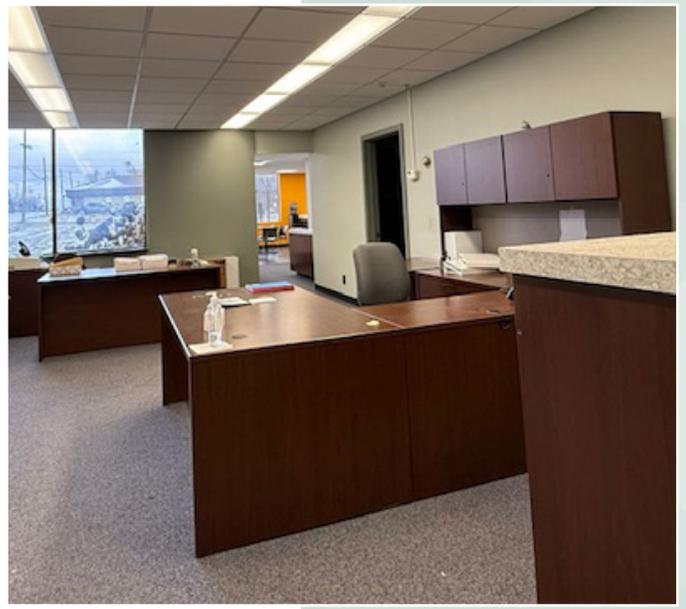
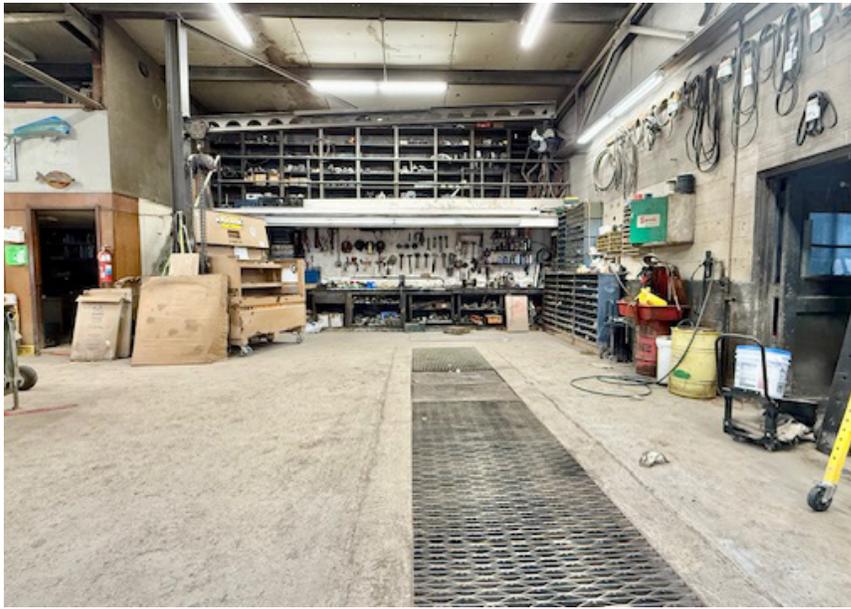
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