

Investor special! Mixed-Use 5 Residential Units and Commercial Unit 2901 Pine Ave, Niagara Falls, NY 14301



OFFERING SUMMARY

Sale Price:	\$249,000
Available SF:	
Lot Size:	0.24 Acres
Year Built:	1933
Building Size:	9,434 SF
Zoning:	C2-B
Price / SF:	\$26.39

PROPERTY OVERVIEW

Mixed-Use 5 Residential Units and Commercial Unit with major value-add potential. Most residential units have been gutted to the studs and are ready for redevelopment. The lower level includes a former bar and retail space, along with a partially finished basement. Features a large open commercial area with 4 office rooms and a half bath. Some newer heating units in place. Property is being sold as-is and requires full renovation. Great opportunity for those looking to reposition a versatile asset in a centrally located corridor.

**Contact Listing
Agent to
Schedule A Tour**



NY & PA Licensed Broker

RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

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LOCATION DESCRIPTION

Discover an incredible investment opportunity in the heart of Niagara Falls. The surrounding area boasts a vibrant atmosphere and a steady flow of visitors, making it an ideal location for Retail or Street Retail investors. From popular tourist attractions like Niagara Falls State Park, Cave of the Winds, and Maid of the Mist, to a variety of dining, entertainment, and shopping options, the area offers an unmatched experience for both locals and tourists. With its strategic location and high foot traffic, the property presents an exciting prospect for retail business owners seeking to capitalize on the energy and excitement of this iconic destination.

PROPERTY HIGHLIGHTS

- - 9,434 SF building size
- - 2 units for versatile leasing options
- - Built in 1933, blending history with modern potential
- - Zoned C2-B for diverse commercial use
- - Prime location in Niagara Falls area



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ADDITIONAL PHOTOS

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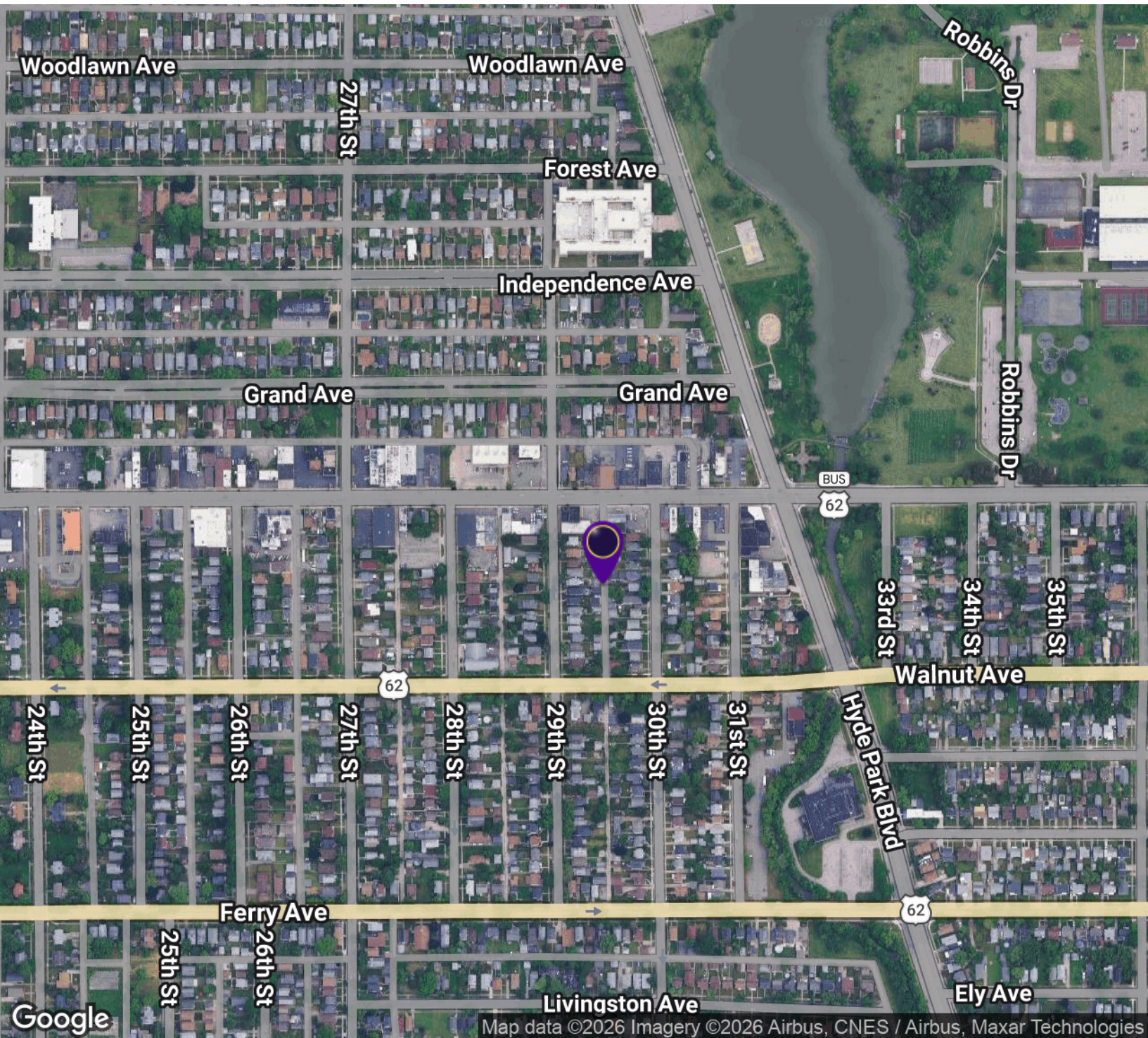
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LOCATION MAP

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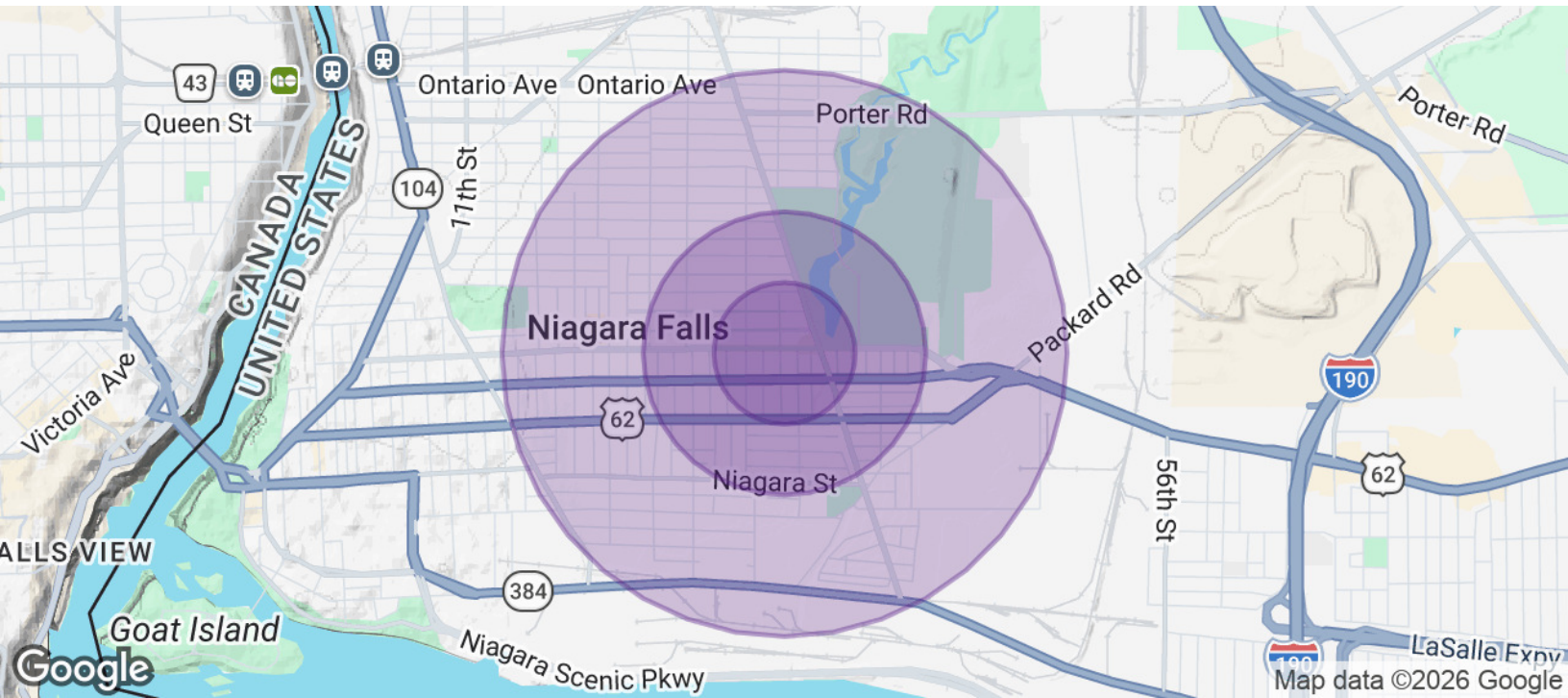


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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,427	5,727	16,087
Average Age	42.1	43.2	40.2
Average Age (Male)	44.9	43.4	39.4
Average Age (Female)	42.4	44.6	40.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	630	2,739	7,619
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$66,583	\$62,275	\$53,982
Average House Value	\$84,503	\$82,954	\$84,121

2023 American Community Survey (ACS)



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