

# NOW LEASING

## Commercial Space

### 512 Third Street, Niagara Falls

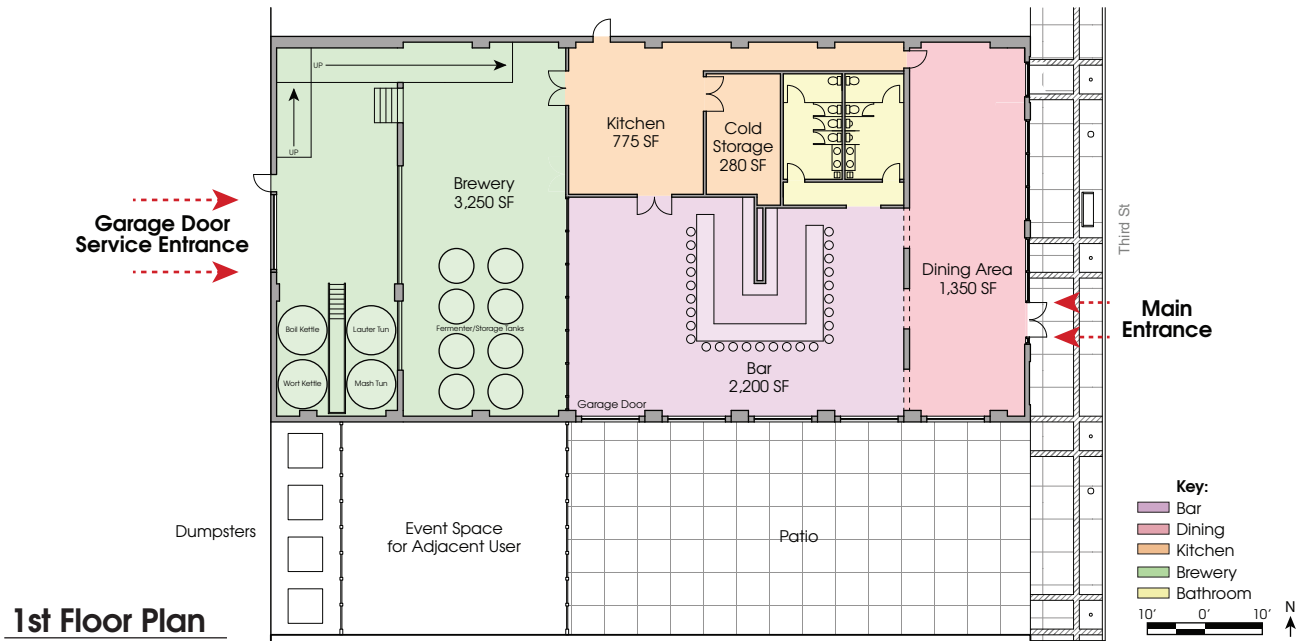


512 Third Street is a 9,165 square foot structure that is ideal for a brewery, distillery or tap room. Despite playing host to 9 million annual visitors, the City of Niagara Falls still does not have a brewery or tap room that capitalizes on this massive seasonal market and world-famous destination.

The building has an interesting history that a brewer could use for branding purposes. Originally built for an auto dealership, it later became a renowned blues club that played host to B.B. King, Muddy Waters and Buddy Guy. It is steps from the Niagara River and Canadian border crossing – renowned bootlegging locations during Prohibition.



# High Visibility Commercial Space Available



## LOCATION

- Outdoor courtyard
- Free, dedicated off-street parking
- Signalized, high-profile corner location  
- 8,777 vehicles per day

## FEATURING

- 9,165 sq. ft.
- Easily subdivided into pub/dining room/entertainment space
- Ceilings from 11' – 27'
- Majority of building is column-free



**For More Information**

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