

# FOR SALE



## 116 & 120 MAIN ST

LOCKPORT, NY 14094

Flexible, high-visibility space across two prominent downtown Lockport buildings

building relationships.  
maximizing potential.



# PROPERTY SUMMARY

116 & 120 Main St, Lockport, NY 14094



## OFFERING OVERVIEW

Caliber Commercial Brokerage is pleased to present 116 and 120 Main Street, a two-property redevelopment opportunity in Downtown Lockport, NY. The buildings **total approximately 55,000 SF on 1.5 acres** and may be acquired individually or together, offering flexibility for a range of redevelopment strategies.



Situated along **Lockport's Main Street corridor**, the properties offer strong visibility, a walkable downtown setting, and proximity to municipal and retail uses. The offering benefits from prior due diligence, documented development interest, and secured public funding awards, reducing upfront planning and entitlement risk. Pricing reflects the redevelopment scope and supports an attractive land basis for adaptive reuse and mixed-use investors in the Buffalo–Niagara Falls regional market.

## PROPERTY HIGHLIGHTS

- Two redevelopment assets offered together or separately
- 55,000 SF combined building area on 1.5 acres
- Prominent Main Street frontage in Downtown Lockport
- Walkable location with municipal and retail adjacency
- Historic Farmers & Mechanics Building, the tallest structure downtown
- Prior due diligence completed with redevelopment planning underway
- Restore NY funding awarded: \$2,000,000
- Downtown Revitalization Initiative (DRI) funding awarded: \$1,350,890





# PROPERTY SUMMARY

116 & 120 Main St, Lockport, NY 14094

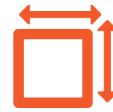
## PROPERTY: 120 MAIN ST

### PROPERTY SUMMARY

Property Address	120 Main St, Lockport, NY
County	Niagara
MSA	Buffalo–Niagara Falls
Property Type	Retail/Office
Building Size	32,000± SF
Traffic Counts	Main St: 6,318/vpd
Parking	Private/Street
Price	\$650,000

### PROPERTY HIGHLIGHTS

- 32,000 SF large-format building in the heart of Downtown Lockport
- \$3,350,890 in public funding awarded through Re-store NY (\$2,000,000) and the Downtown Revitalization Initiative (\$1,350,890)
- Open layout suitable for retail, self-storage, parking redevelopment, and other adaptive reuse concepts
- Prominent visibility along Main Street, Frontier Place, and Walnut Street
- Walkable downtown location with immediate access to surrounding retail and municipal uses
- Substantial due diligence completed, with grants in place and self-storage studies already conducted



**32,000 ±**  
SF AVAILABLE



**6,318**  
VEHICLES PER DAY



**\$650,000**  
LIST PRICE





# PROPERTY SUMMARY

116 & 120 Main St, Lockport, NY 14094

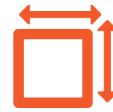
## PROPERTY: 116 MAIN ST

### PROPERTY SUMMARY

Property Address	116 Main St, Lockport, NY
County	Niagara
MSA	Buffalo–Niagara Falls
Property Type	Retail/Office
Building Size	23,000± SF
Traffic Counts	Main St: 6,318/vpd
Parking	Private/Street
Price	\$250,000

### PROPERTY HIGHLIGHTS

- Landmark downtown building with historic character, formerly known as the Regency Tower
- Strong redevelopment demand in Lockport, supported by completed due diligence, grants in place, and documented interest
- \$3,350,890 in public funding awarded through Re-store NY (\$2,000,000) and the Downtown Revitalization Initiative (\$1,350,890)
- Prominent Main Street location within a walkable and revitalizing downtown corridor
- Unique, character-driven building with construction quality rarely replicated today
- Well suited for multifamily, mixed-use, or adaptive reuse redevelopment



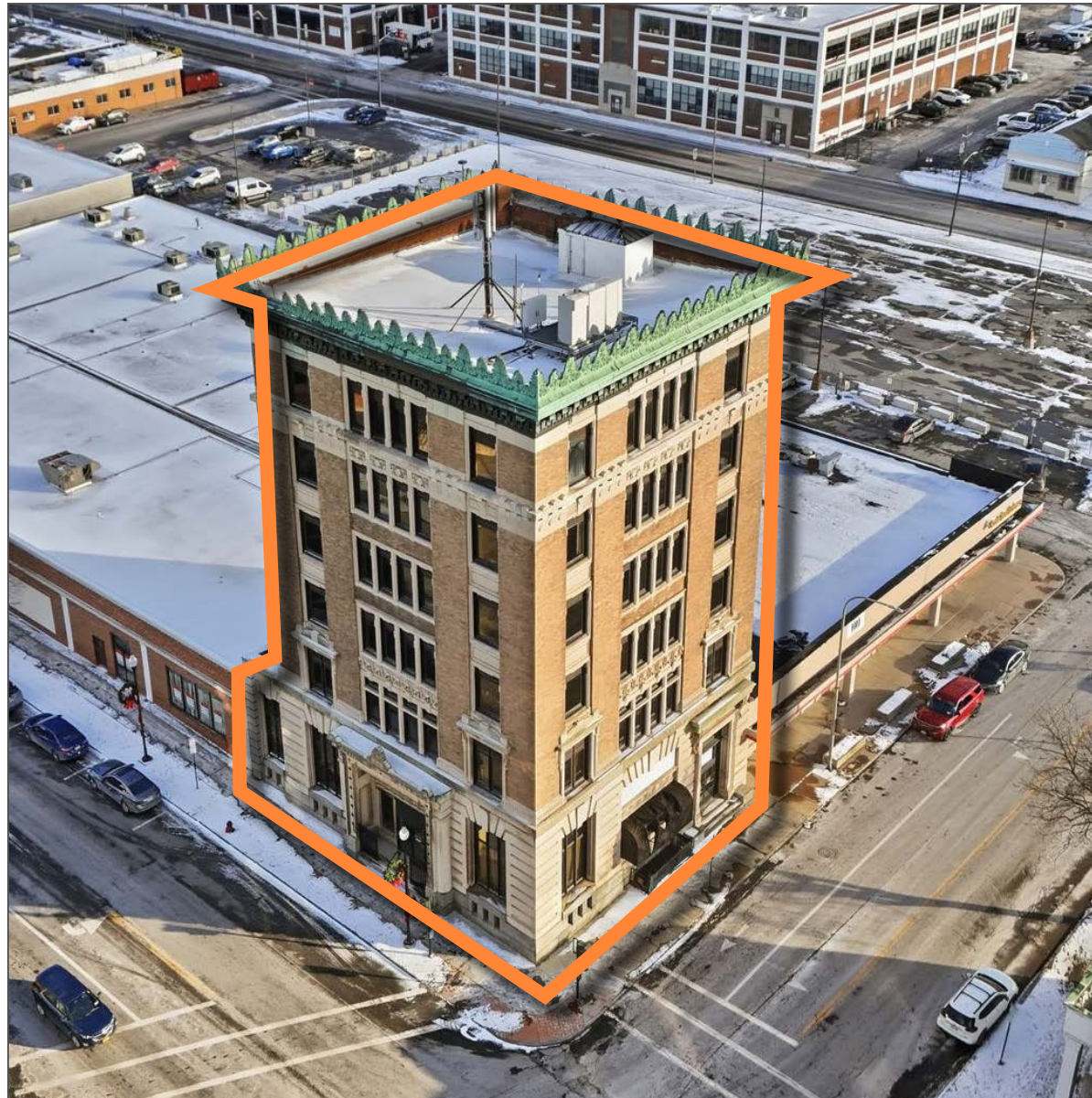
**23,000 ±**  
SF AVAILABLE



**6,318**  
VEHICLES PER DAY



**\$250,000**  
LIST PRICE





# PROPERTY PHOTOS

116 & 120 Main St, Lockport, NY 14094





# BIRDSEYE AERIAL

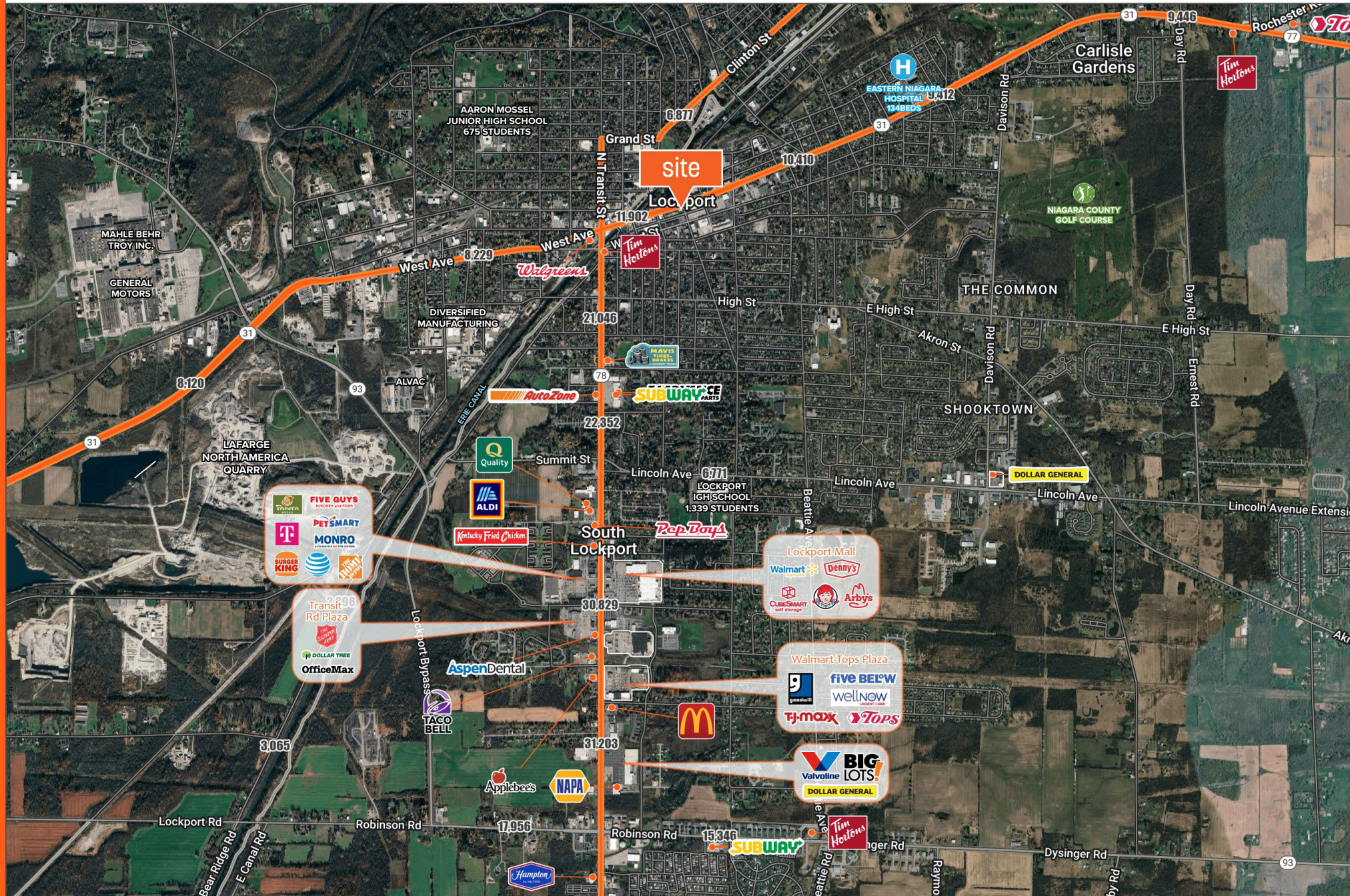
116 & 120 Main St, Lockport, NY 14094





# MARKET AERIAL

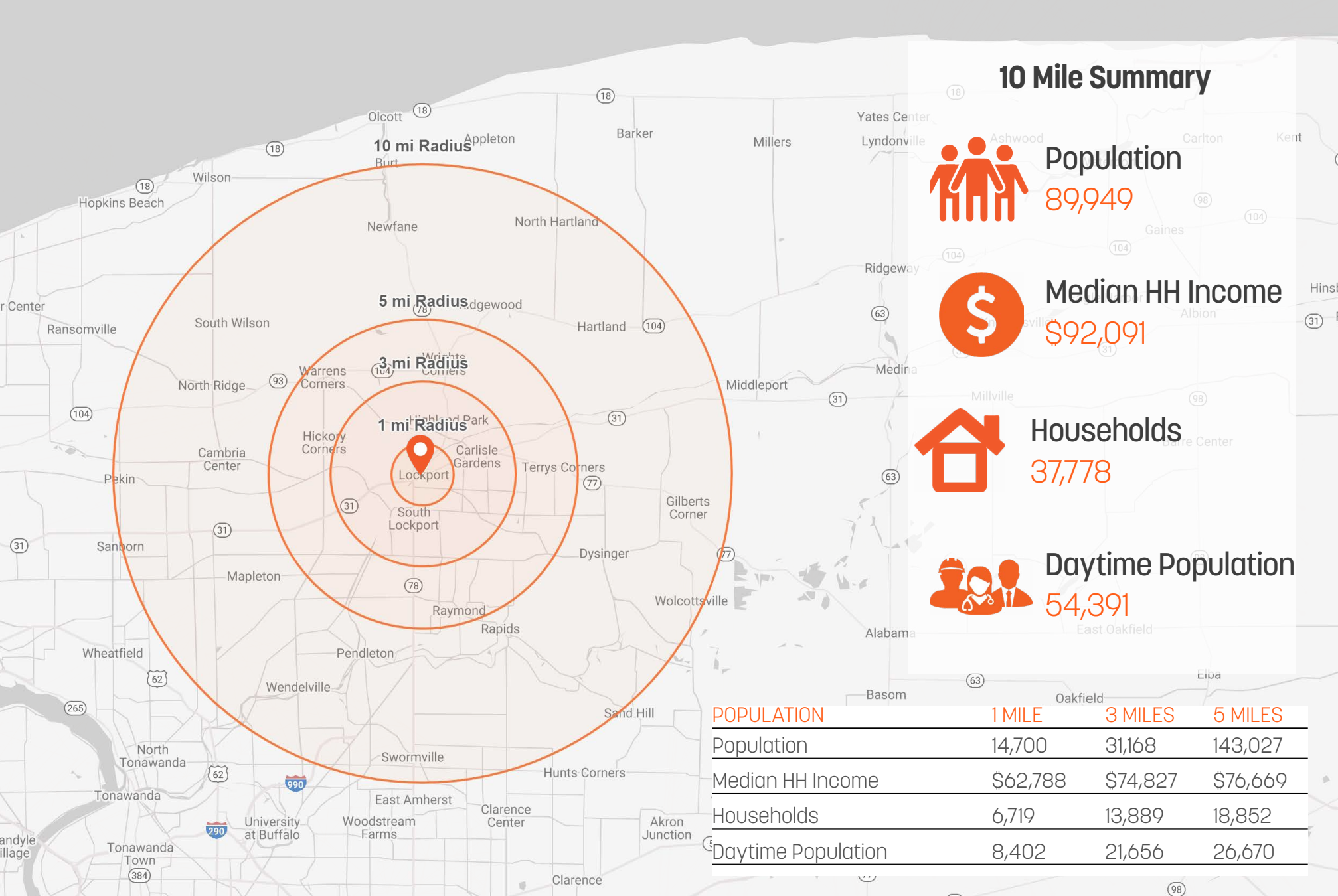
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# DEMOGRAPHICS SUMMARY

116 & 120 Main St, Lockport, NY 14094





# EXCLUSIVELY REPRESENTED BY

116 & 120 Main St, Lockport, NY 14094



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building relationships.  
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