



Former Bank of America

1 RD STREET | G R F LLS Y
FOR S LE OR LE SE: PRI E CO ERCI L
+- 16,893 SF INVESTMENT PROPERTY



PROPERTY HIGHLIGHTS

- Prime redevelopment opportunity (hotel/retail)
- **Less than 0.5 miles from the US/Canadian Border**
- Immediate proximity to the Niagara Falls State Park, Seneca Niagara Casino, and Niagara Falls Culinary Institute
- **+5 Million annual US-Canada crossings**
- Well maintained historic building (Eligible for State & National Registers of Historic Places)
- **Existing drive-through with +100 parking spaces**
- Located within Federal Opportunity Zone: 36063021100
- **Four curb cuts:** Two on 3rd Street, two on 2nd Street

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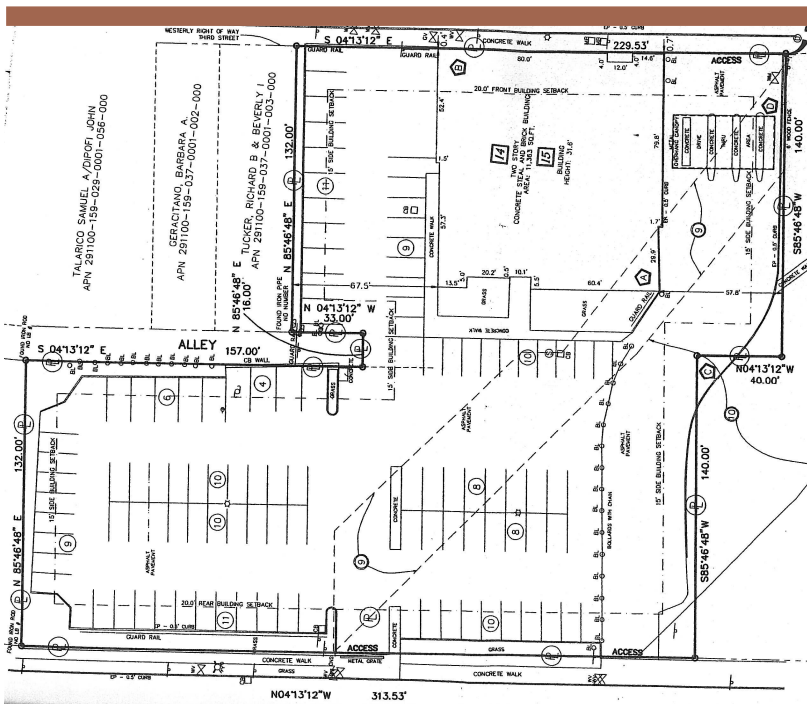


Former Bank of America

418 3RD STREET, NIAGARA FALLS, NY

FOR SALE OR LEASE: PRIME COMMERCIAL

+/- 16,893 SF INVESTMENT PROPERTY



DETAILS INCLUDE:

- **Sale Price:** Contact for more information
- **Lot Size:** 1.71 Acres
- **Year Built:** 1920
- **Building Size:** 16,893 SF
- **Building Occupancy:** 52%
- **Available for Lease:** ~8,000 SF

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