

Listed....BY



COMMERCIAL



2722 & 2727 Pine Ave
Niagara Falls NY 14301



Sam Talarico
ASSOCIATE BROKER
716.998.9220

David Pascucci
ASSOCIATE BROKER
716.545.9743



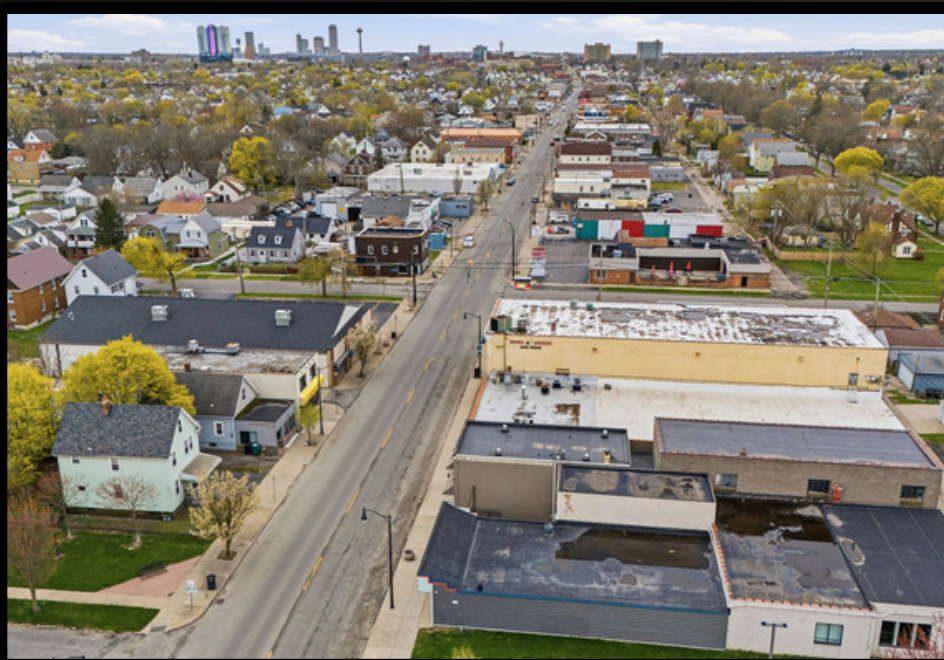
C E N
T U R
Y 2 1



C E N
T U R
Y 2 1



C E N
T U R
Y 2 1



C E N
T U R
Y 2 1





2722 & 2727 Pine Ave Niagara Falls NY 14301



COMMERCIAL



Excellent mixed-use opportunity in a high-visibility Niagara Falls location! This versatile 7,550± sq ft building offers a strong combination of commercial and residential space, ideal for investors or owner-occupants. The ground level features approximately 4,675 sq ft of retail storefront space with great exposure along Pine Ave, complemented by 1,625 sq ft of warehouse/storage area—perfect for a variety of business uses. The second floor includes a spacious 1,250 sq ft 3-bedroom, 1-bath apartment, providing additional income potential or an opportunity for owner occupancy. Additional upper-level storage space adds further flexibility. Significant updates have already been completed, including copper plumbing throughout, newer mechanicals, and a 3-year-old roof with lifetime warranty. The property also offers separate gas and electric meters, a poured concrete basement with sump pump, and solid overall infrastructure. With multiple potential income streams and a flexible layout, this property presents a great opportunity for those looking to generate cash flow or operate a business in a prime location.