

# FOR SALE

## 16,459 SF Industrial Building

3925 Hyde Park Blvd., Niagara Falls, NY 14305



### PROPERTY HIGHLIGHTS

- Former General Contractor Property
- Industrial and/or warehouse use
- Zoned HI - Heavy Industry
- Town of Niagara location, close to Canadian border
- Almost 6,000SF office building
- Almost 11,000SF of shop and warehouse space
- 9 overhead doors; ceiling heights 12' - 16'
- 2.44 acres with fenced-in, outdoor storage lot
- Parking for approx 40 to 50 vehicles in front lot
- Shop space includes drains & 3 cranes (1/2 ton, 1 1/2 ton and 2 ton)
- **Price Reduced to \$399,000**



**HANNA**  
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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

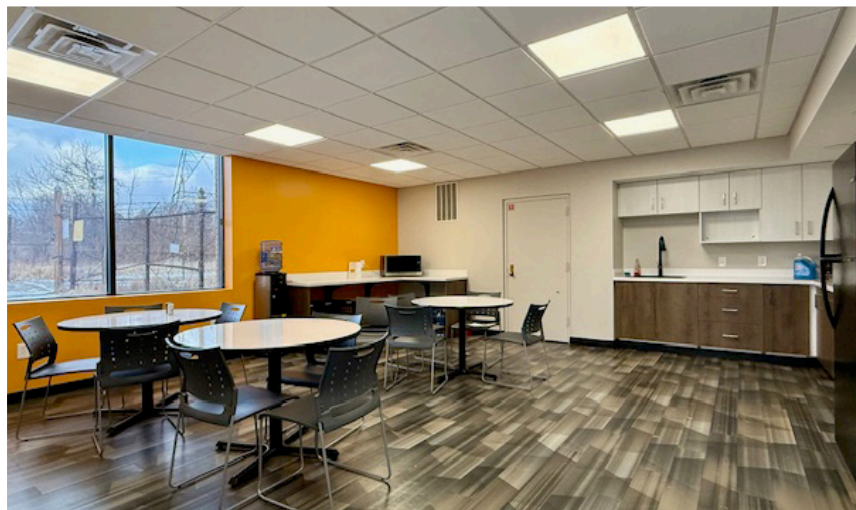
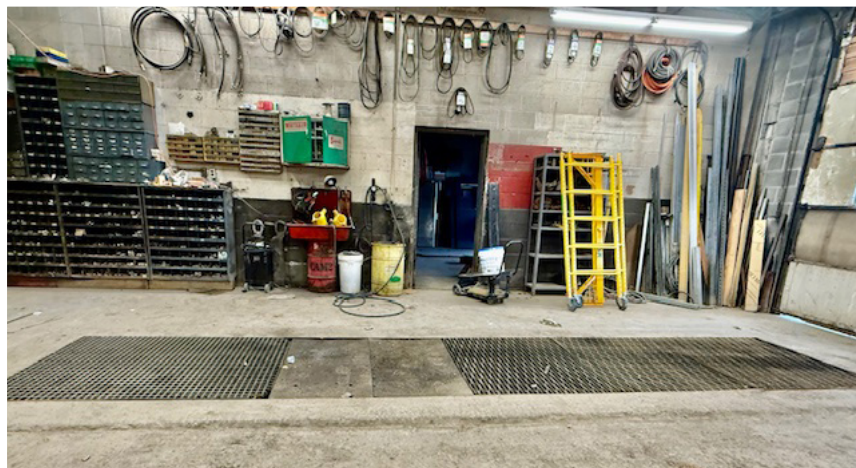
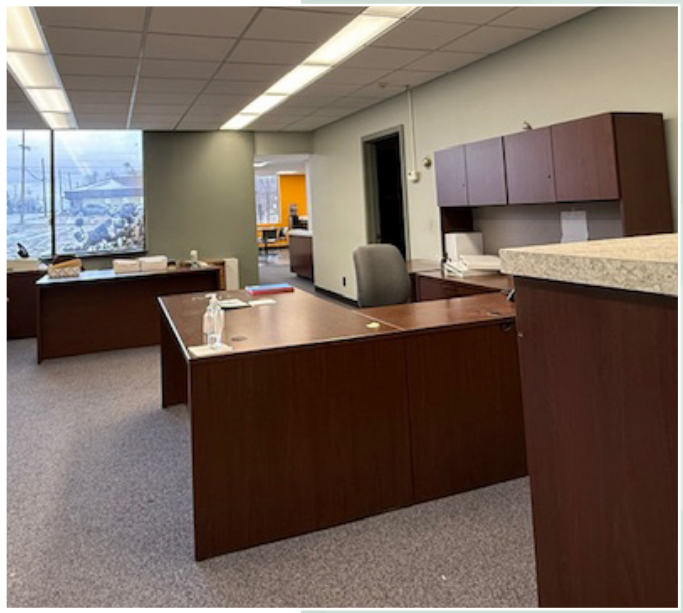
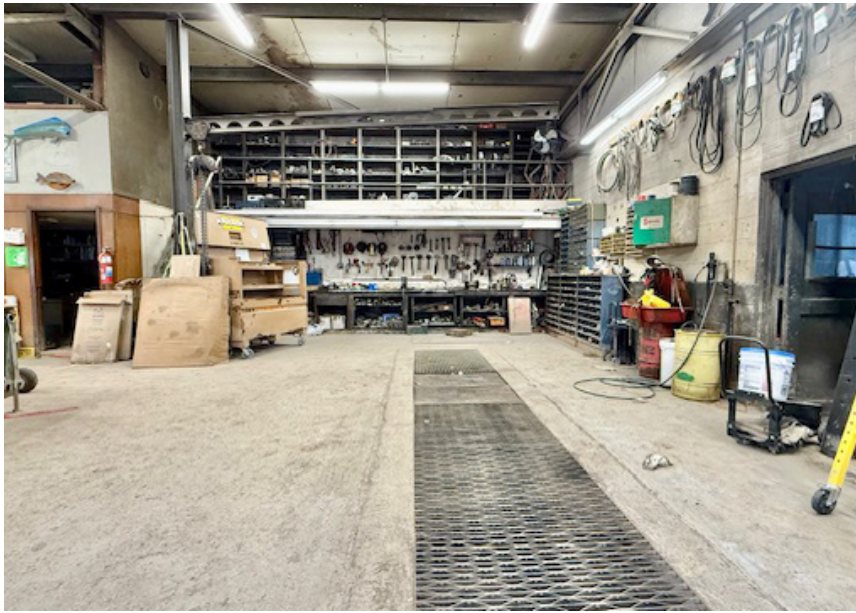
**David Doerr**  
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