

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**



344 Delaware Ave, Suite 200, Buffalo, NY 14202



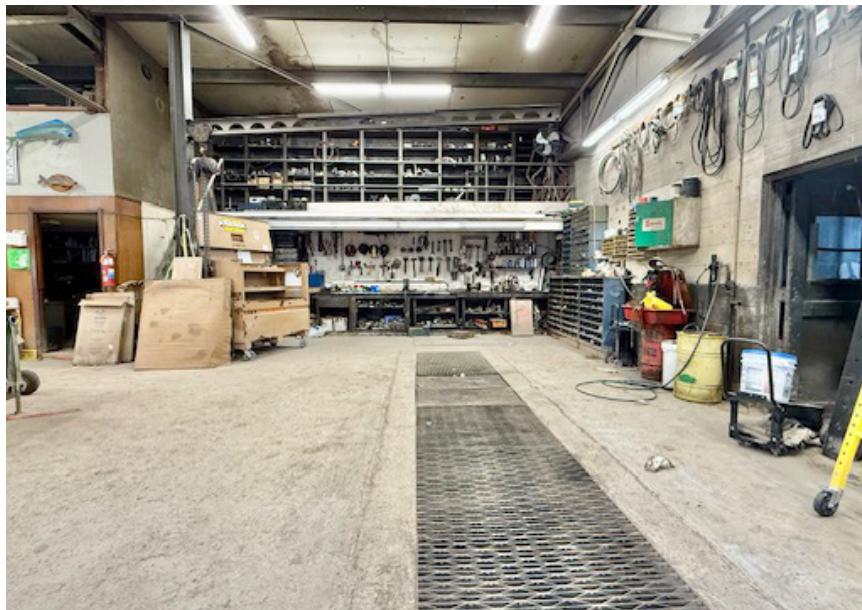
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David Doerr
Associate Real Estate Broker
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