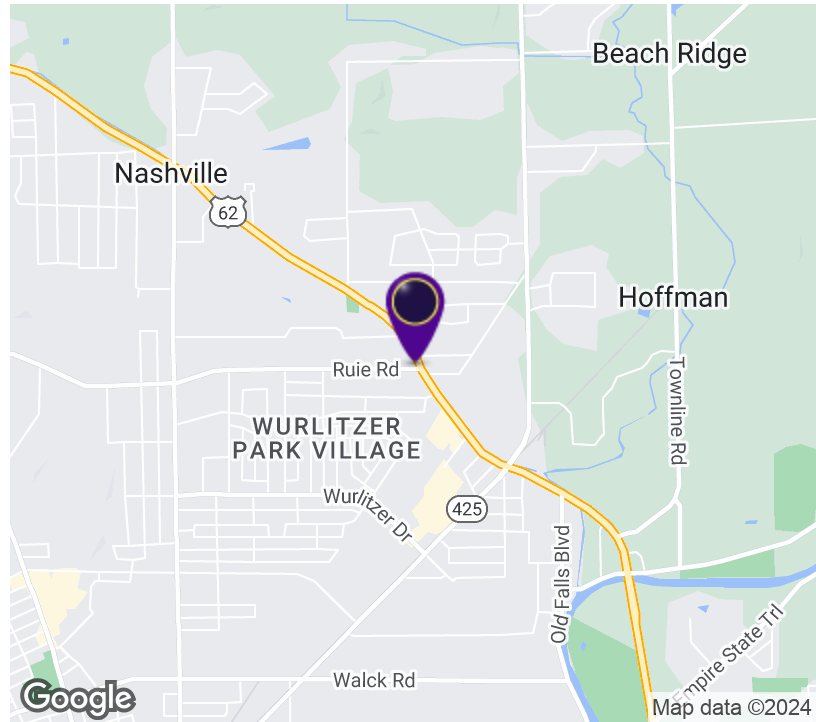


Re-Development Site or Residential Property Investment 2.31 Acres/3 parcels

1086-1106 Niagara Falls Boulevard, North Tonawanda, NY 14120



SALE PRICE

CALL FOR MORE DETAILS

OFFERING SUMMARY

Lot Size: 2.31 Acres

Zoning: R-C Residential
Restricted Business

PROPERTY OVERVIEW

Commercial Development Site 2.31+/- Acres which includes 3 parcels. Corner of Niagara Falls Blvd and Ruie Rd.. Excellent location on Niagara Falls Blvd. Access to Traffic Signal. Utilities on site. Excellent Redevelopment site with a revenue stream from tenants while waiting for approvals. 400'+/- Frontage on Niagara Falls Blvd. Ideal location for Car Wash, Convenience Store, Retail Storefront, Mini Plaza. Also available as residential investment property.

LOCATION OVERVIEW

Minutes from Walmart Super Center, Wegmans Grocery store, Tops Supermarket, Kohl's, Walgreens, Pets Supply Plus, Tim Hortons, My Tomato Pie Restaurant, Delta Sonic, Wendy's, and McDonald's. Convenient to Niagara Falls International Airport and Fashion Outlet of Niagara Falls. Easily accessible USA/Canada border.

PROPERTY HIGHLIGHTS

- 2.31+/- Acres
- 3 parcels
- Access to Traffic Signal
- Utilities on site
- Zoned: R-C Residential Restricted Business



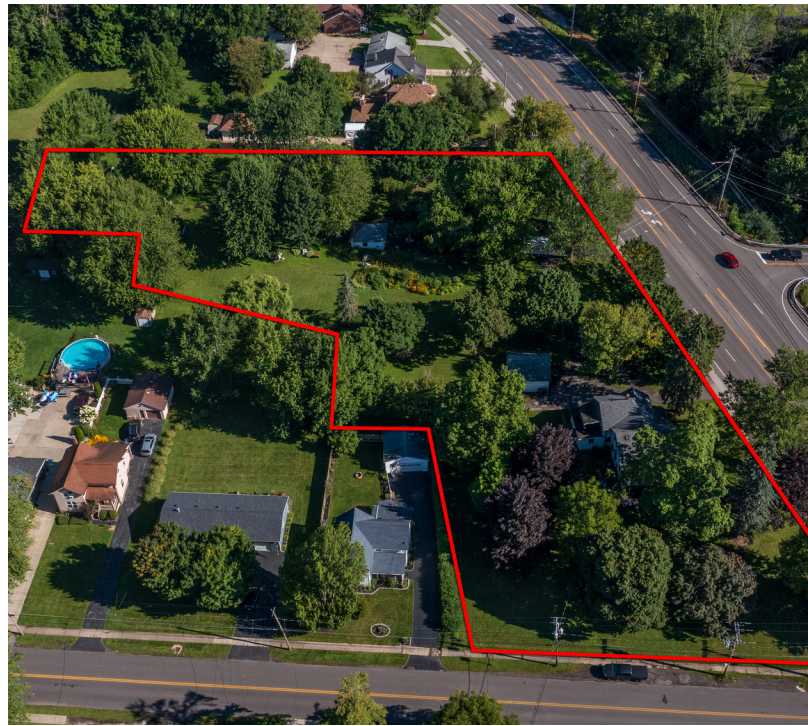
RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

2.31+/- Acres - 3 Parcels Re-Development Site or Residential Property Investment

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