

42-Unit Redevelopment in Prime Downtown Niagara Falls 628 9th St, Niagara Falls, NY 14301

**SALE PRICE****\$999,999****OFFERING SUMMARY**

Number Of Units:	42
Lot Size:	0.5 Acres
Year Built:	1951
Building Size:	25,890 SF
Zoning:	Commercial
Price / SF:	\$38.62

PROPERTY OVERVIEW

Exceptional opportunity to acquire a 42-unit multifamily asset located in the heart of downtown Niagara Falls. Situated directly across from a major hospital, one block from the courthouse, and minutes from Niagara Falls State Park, this property offers unparalleled proximity to major employers, infrastructure, and one of the world's top tourist destinations. This partially completed redevelopment project is primed for a new investor to step in and capitalize. All preliminary work has been professionally completed, including: environmental study, interior demolition & cleanup, rough plumbing. This project offers flexibility for a range of investment strategies—long-term rentals, short-term furnished units, or mixed-use potential. Ideal for 1031 exchange or portfolio expansion. Unlock substantial value-add potential in one of Western New York's fastest-growing markets. All the groundwork is done—bring your vision and complete the project. Offered As-Is. Serious Inquiries Only.



NY & PA Licensed Broker

RICK RECCKIO

716.998.4422

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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

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LOCATION DESCRIPTION

Discover an exceptional investment opportunity in downtown Niagara Falls! The area surrounding the property boasts a rich tapestry of attractions, including the iconic Niagara Falls State Park, just a short distance away. This world-renowned natural wonder draws millions of visitors annually, offering your future residents a captivating backdrop for leisure and exploration. Invest in a burgeoning tourist destination, with an array of charming local eateries, captivating museums, and exciting entertainment options in the vicinity. With its proximity to the falls and a vibrant downtown scene, this location presents a compelling opportunity for savvy multifamily/mid-rise investors seeking to capitalize on the allure of one of the world's most celebrated landmarks.

PROPERTY HIGHLIGHTS

- 25,890 SF building
- Built in 1951
- Zoned Commercial
- Strategic location in Niagara Falls area



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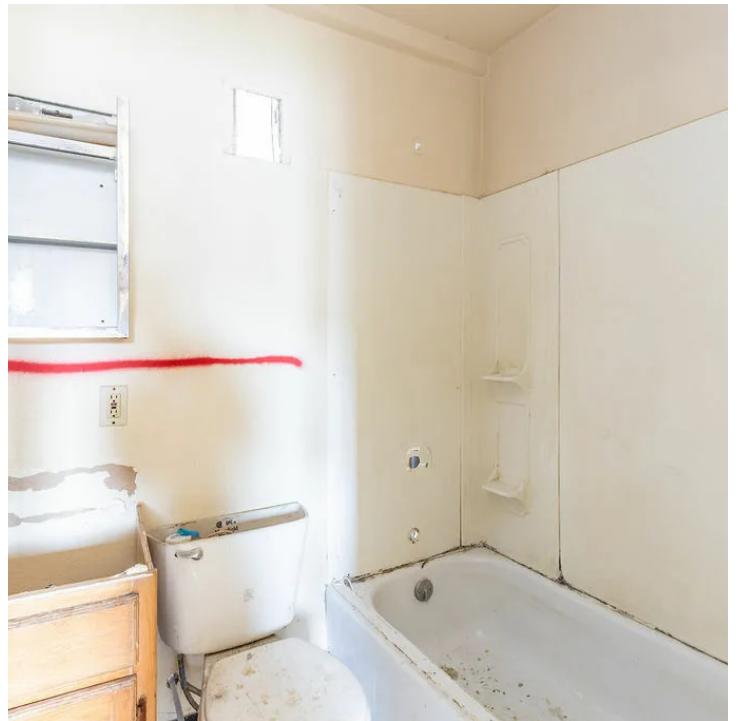
ADDITIONAL PHOTOS

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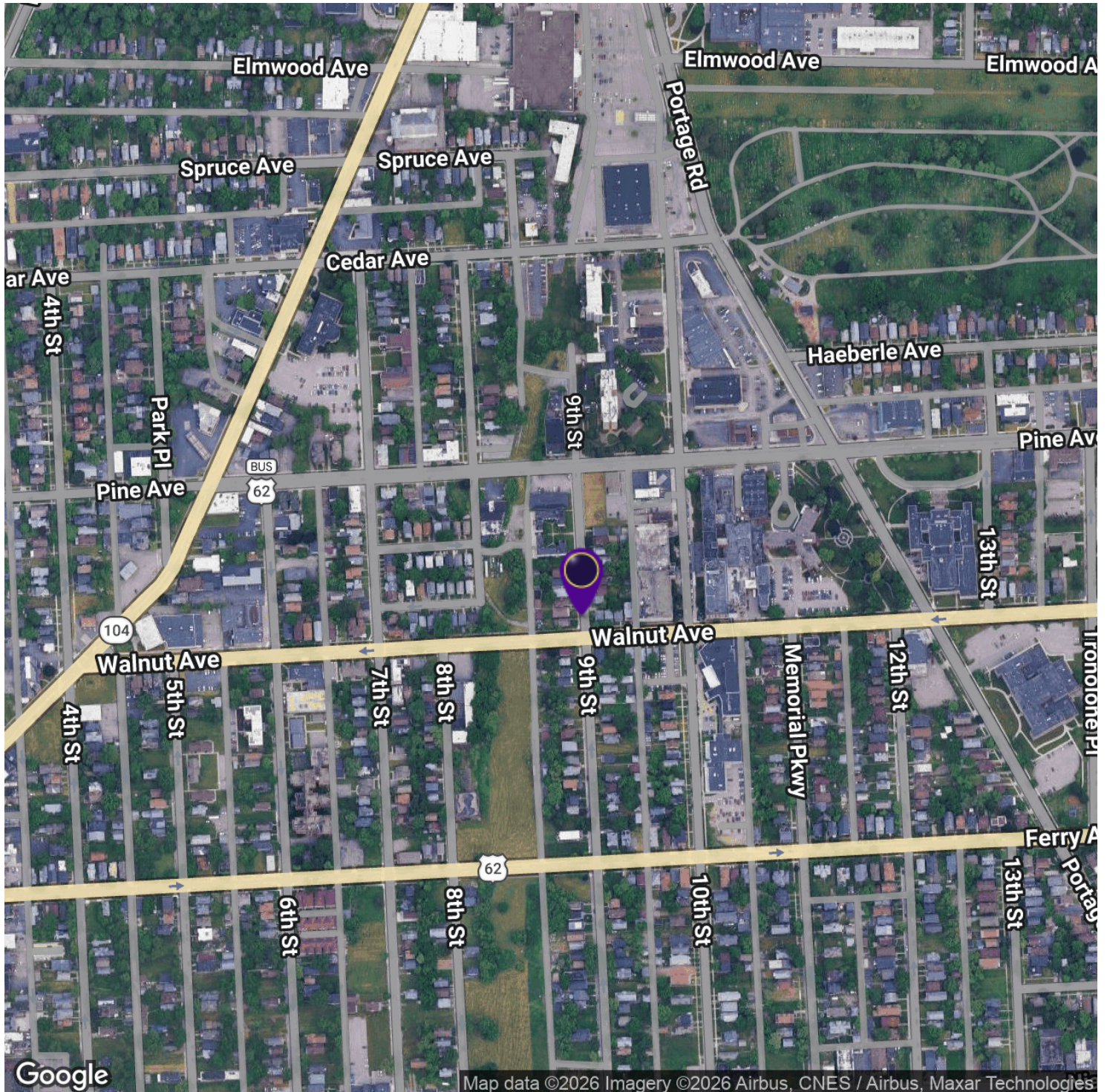
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LOCATION MAP

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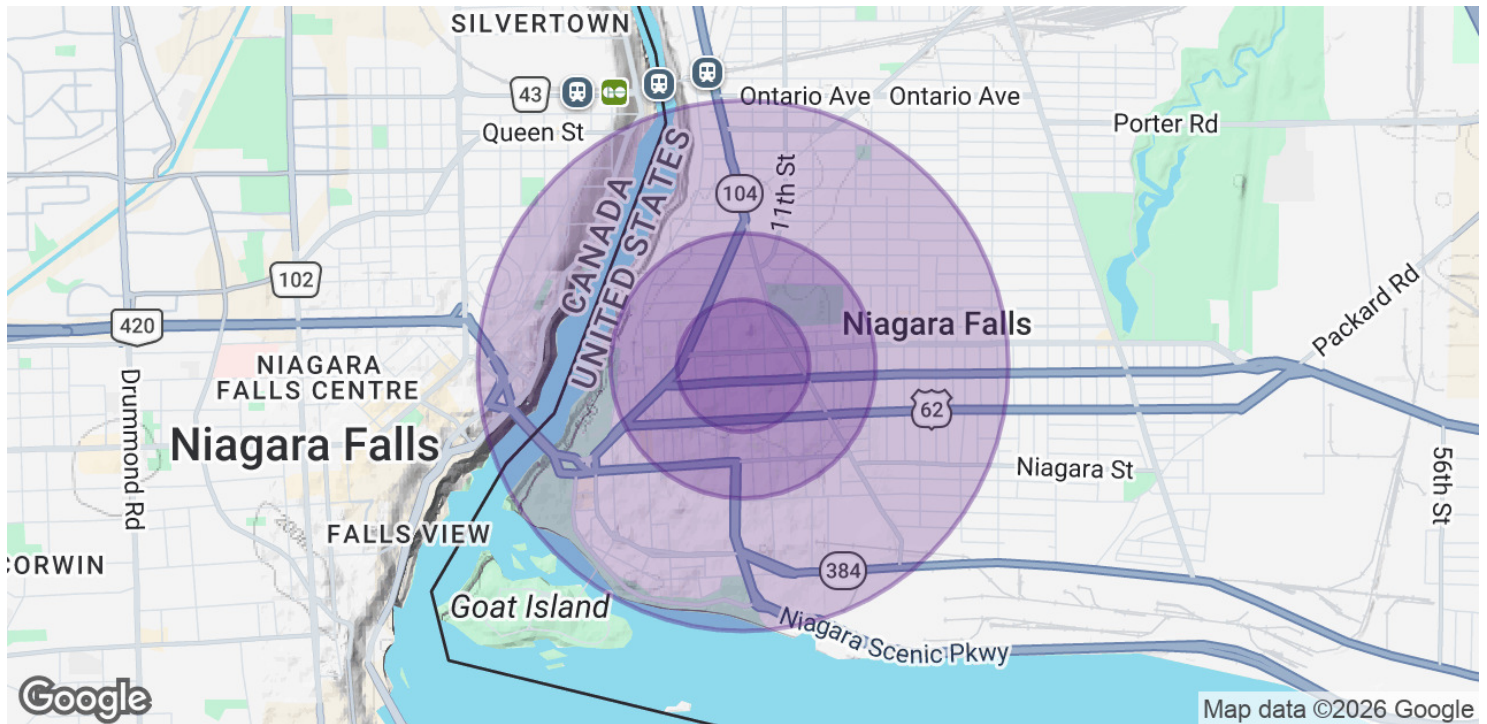
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,185	4,576	12,474
Average Age	53.9	50.9	43.1
Average Age (Male)	53.1	51.8	42.0
Average Age (Female)	51.5	48.9	42.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	656	2,491	6,320
# of Persons per HH	1.8	1.8	2.0
Average HH Income	\$42,286	\$45,971	\$44,684
Average House Value	\$89,578	\$87,659	\$75,146

2023 American Community Survey (ACS)



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