

1016 Niagara Falls Boulevard

Space for Lease



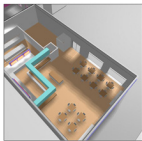
- The front third of the building is available for lease
- 2,000 - 3,000 square feet available at \$10-\$12/sq. ft.
- Approximately 40 feet of frontage facing Boulevard
- Parking lot with 32 spaces
- Space is ready immediately
- Space is ready to be modified to your specific vision

Location

- 1016 Niagara Falls Boulevard is located just north of Sheridan Drive - **Niagara Falls Blvd and Sheriden Drive is one of the busiest intersections in WNY**
- The building is one of only a few buildings that occupy street side space - **the building is extremely visible**



Rendering of the Space



- These drawings were prepared to visualize the space as a restaurant
- The site is ready to be modified to your specific vision