

A Historic Building with a Historic Opportunity

Niagara Falls Armory Niagara Falls, New York

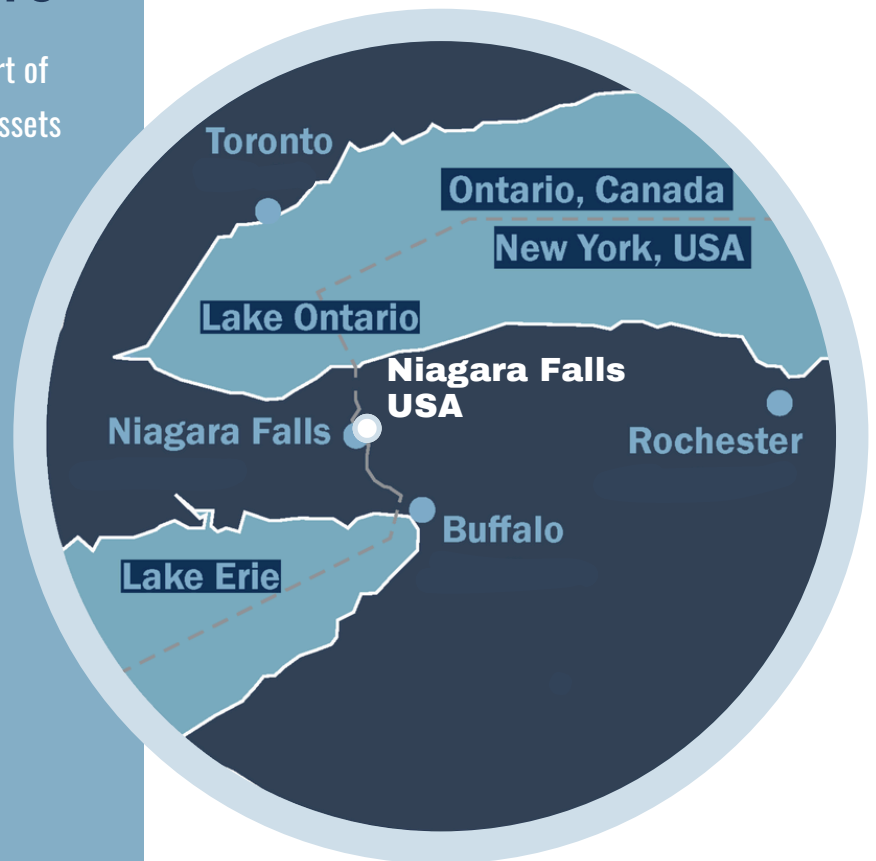


OVERVIEW

Step into the legacy of the Niagara Falls Armory, a historic New York National Guard armory on Main Street. Built in 1895, this landmark features a two-story administrative building with a hip roof and a spacious drill hall. Its unique architecture, including round towers at both corners, offers a canvas for creative redevelopment. This prime location on Main Street is ideal for a variety of projects, blending historical charm with modern innovation. Listed on the National Register of Historic Places in 1995, the Niagara Falls Armory is a property brimming with both historical significance and future potential. Seize this chance to own a landmark with endless possibilities.

REGIONAL & LOCAL ASSETS

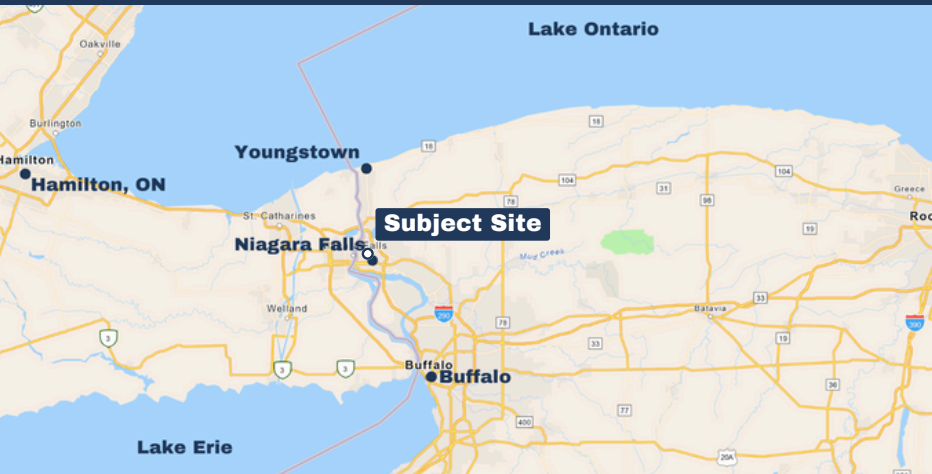
- Located on a major thoroughfare within the heart of the city, with both commercial and residential assets
- 3.5 Miles to Interstate 190
- 1 Mile to the Canadian Border
- 6.7 Miles to Niagara Falls International Airport
- 17 Miles to Buffalo
- Nearby cultural destinations:
 - Aquarium of Niagara
 - The Niagara Gorge
 - Niagara Falls State Park



OPPORTUNITY

Niagara County and Private Ownership are actively seeking parties interested in developing on this parcel. Strengths include the following:

- Multiple lots have been combined into one parcel, ready for new parking for customers & employees
- Located near many business & tourism assets
- Great potential for commercial, mixed-use combinations
- Strong municipal and state support for development
- Array of development incentives available:
 - Revolving Loan Funds
 - Tax Abatements
 - Low Cost Power Programs
 - Workforce Development and Training Incentives
 - State Tax Credits and Capital Grants
 - Historic Tax Credits



PROPERTY OVERVIEW

PROPERTY ADDRESS

901 Main Street
Niagara Falls, NY 14304

CURRENT USES

Vacant

OWNERSHIP

Private

SIZE

0.82 acres

CURRENT ZONING

Traditional Commercial

UTILITIES

Niagara Falls Water Board, National Grid, National Fuel, Spectrum, Verizon

STRUCTURES/TOPOGRAPHY

One Structure (52,600 sq. ft); terrain is flat

NEXT ACTION

Identify stakeholders and developers to discuss potential development.

FOR MORE INFORMATION

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