

1,644+/-SF GAS STATION

524 Hinman Ave, Buffalo, NY 14216

**SALE PRICE****\$495,000****OFFERING SUMMARY**

Lot Size: 0.36 Acres

Year Built: 1920

Building Size: 1,644 SF

Zoning: Commercial

PROPERTY OVERVIEW

Great business opportunity to purchase a 1,644+/- SF unbranded Gas/Service station and former Autobody repair shop on a popular intersection with great exposure at Hinman Ave. & Military Rd. directly across from Froth Brewing & Wingnutz. Located in WNY with solid residential development surrounding location and daytime/night time activity. 1,644+/- SF space. Lot size 160' x 98'. POS system and security system on site. One 12,000 gallon double walled steel tank (3,000 gallons Premium, 9,000 gallons Regular) with double walled piping. 3 above ground oil tanks which contain used oil (heating, on-site consumption). 2 newer dispensers with 4 fueling stations under 1 canopy. Pole sign on the street. Plenty of space for parking. This former Autobody repair shop is plenty of space to convert into a convenience store. All equipment available for an additional price. Seller is willing to hold papers with a sizable down payment. Very favorable 10 year Product Supply Agreement. Property is being Sold As-Is.



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PROPERTY SUMMARY

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LOCATION DESCRIPTION

Located on Hinman Avenue between Elmwood Ave. and Military Rd. Many area retailers including Tops Supermarket, ALDI Foods, The Home Depot, Wendy's, Tim Horton's, Target, Price Rite Marketplace, PetSmart, Party City, Five Below. Easy access to NYS Thruway I-90 and Route 33 Kensington Expressway.

PROPERTY HIGHLIGHTS

- 1,644+/- SF BUILDING
- (1) 12,000 gallon double walled steel tank
- Double walled piping
- 2 dispensers with 4 fueling stations under 1 canopy
- Lot Size: 0.36 Acres 160' x 98'
- Property is being sold As-Is



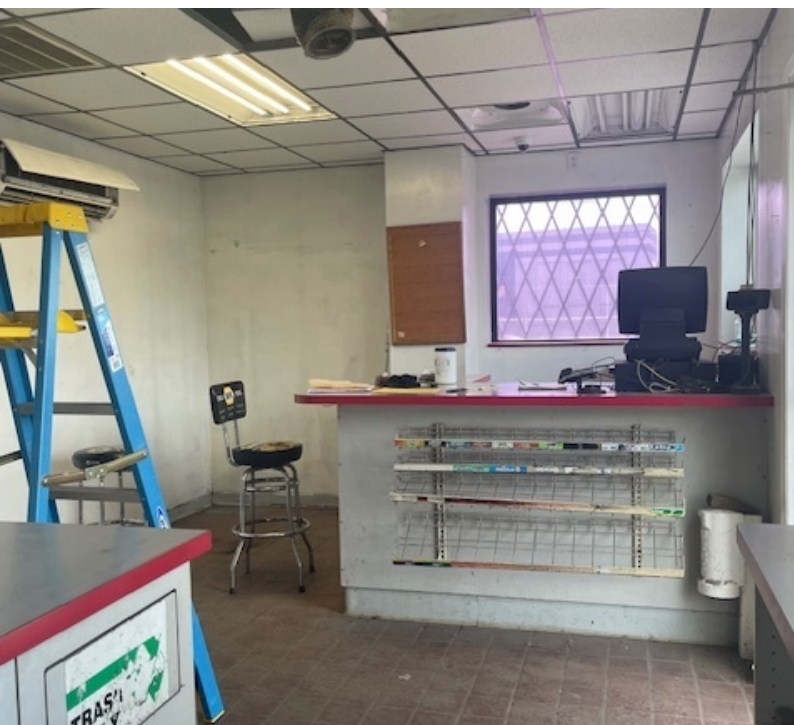
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ADDITIONAL PHOTOS

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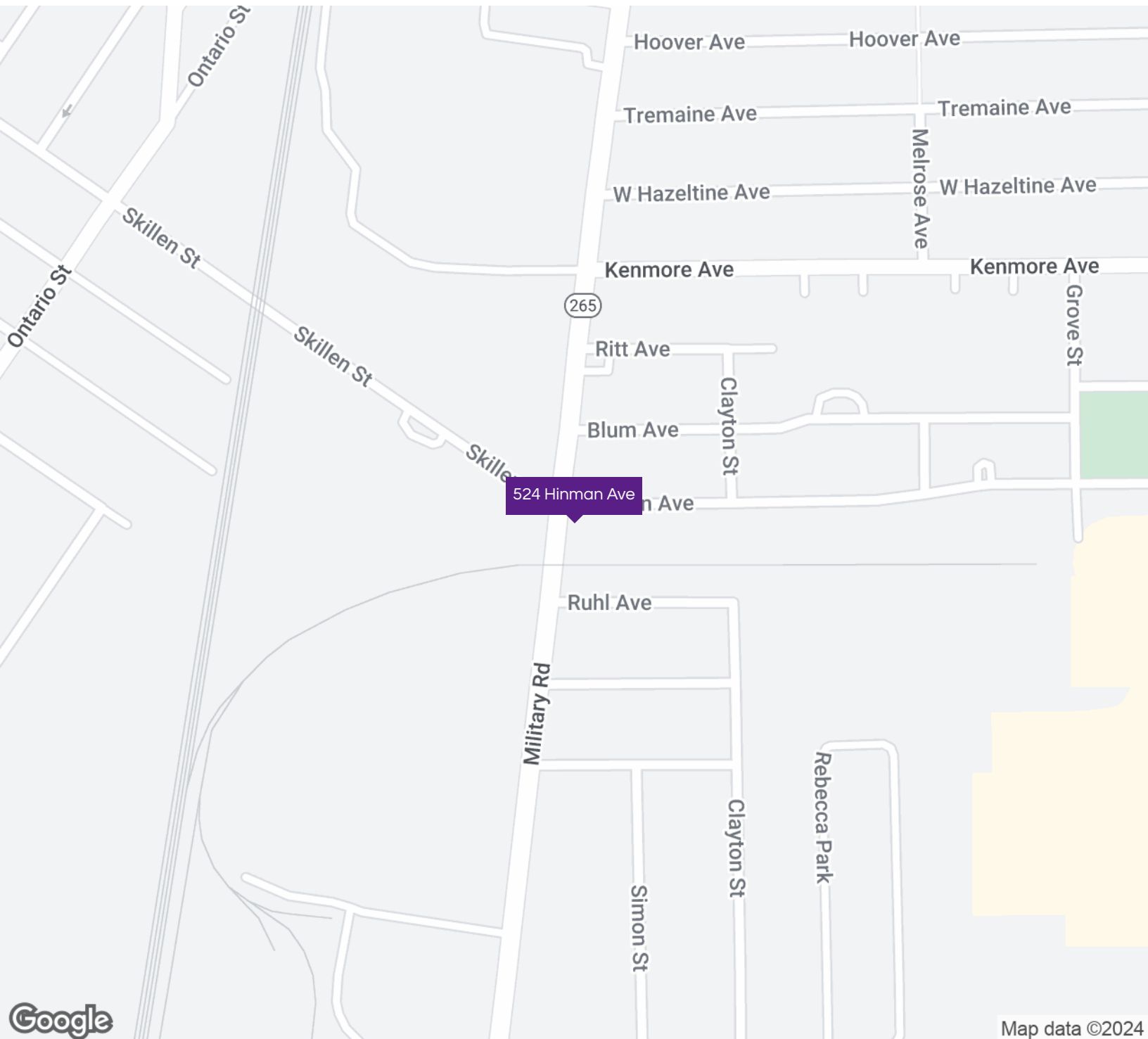
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LOCATION MAP

1,644+/-SF GAS STATION

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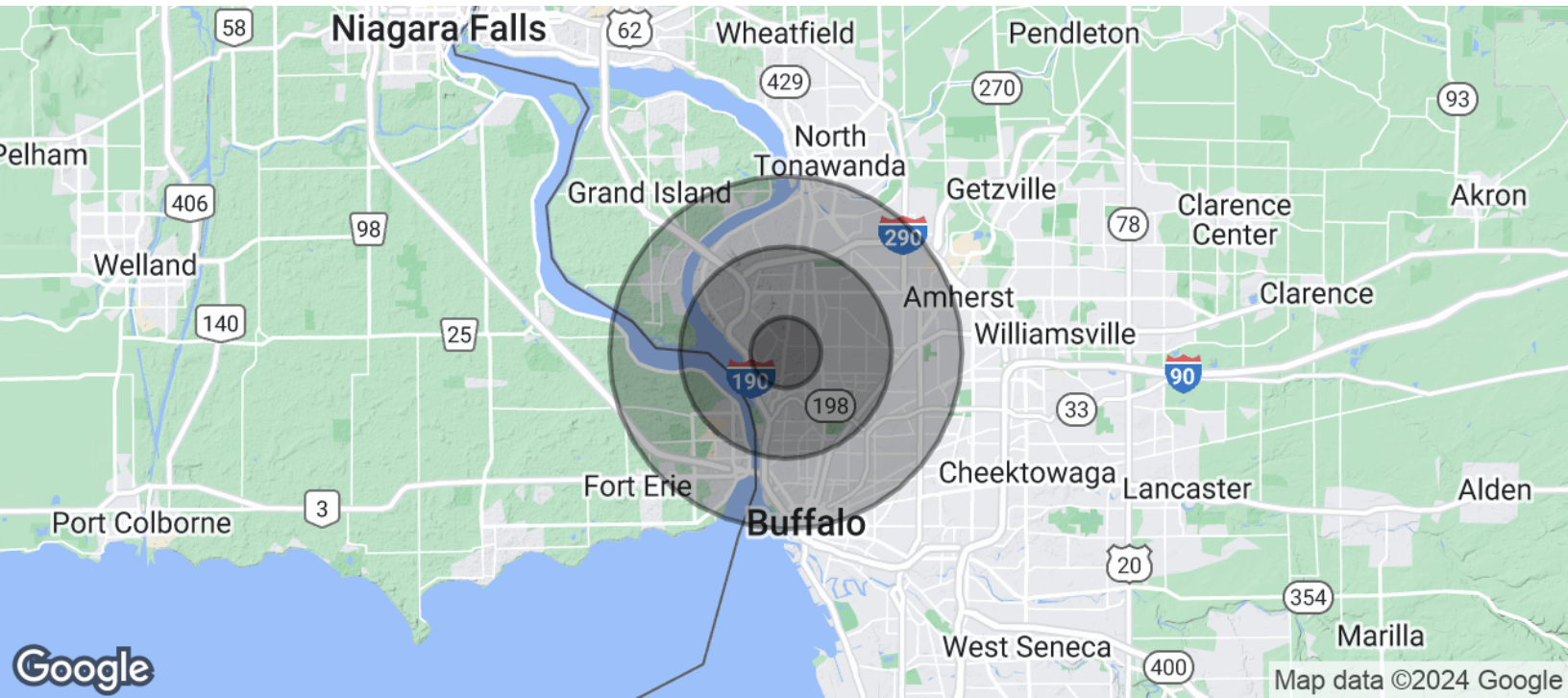


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,702	128,292	301,857
Average Age	34.8	36.4	37.3
Average Age (Male)	32.1	35.1	35.5
Average Age (Female)	37.4	37.7	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,435	61,837	150,707
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$49,797	\$66,309	\$59,844
Average House Value	\$95,892	\$164,154	\$145,482

2020 American Community Survey (ACS)



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