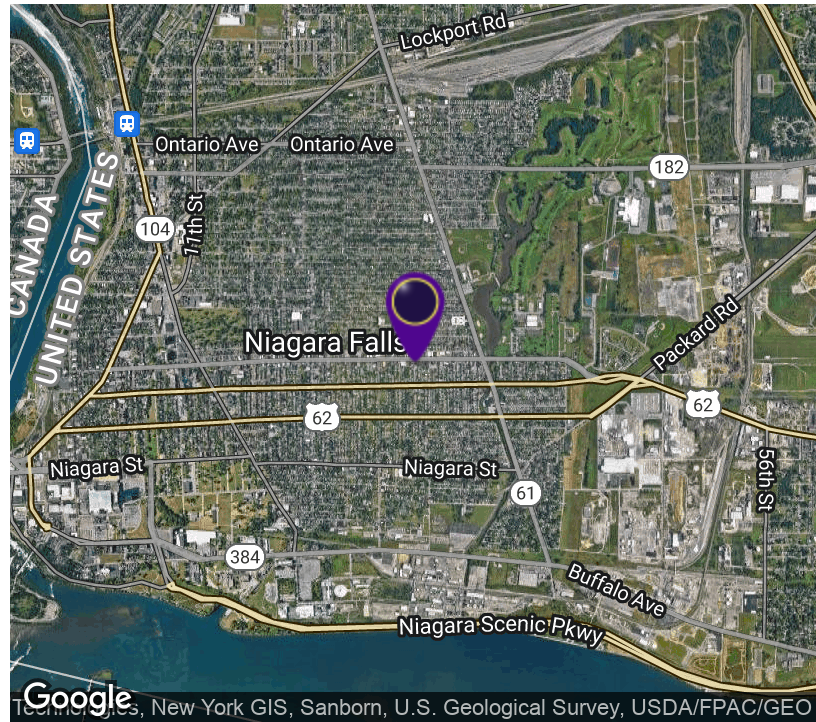
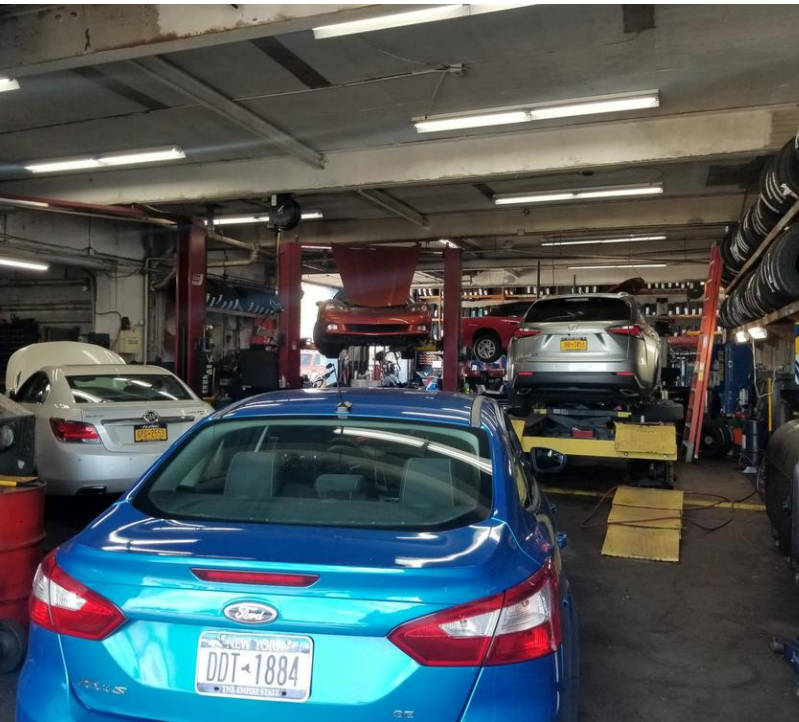


Established Repair Center

2611 Pine Avenue, Niagara Falls, NY 14301



OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.5 Acres
Building Size:	7,680 SF
Zoning:	Commercial
Price / SF:	\$77.47

PROPERTY OVERVIEW

This existing repair center has been at the same location for over 31 years. Owner is retiring. Works on all types of automotive, large truck alignments, transmission work, and much more. 22' ceiling heights in the rear drive thru truck bay. 14' - 16' ceiling heights in other areas of the shop. Plenty of parking. 16' drive in door in rear. Lot size 73' x 164' with an irregular shape.

LOCATION OVERVIEW

Located minutes off of the Niagara Falls Boulevard, Hyde Park Boulevard, Downtown Niagara Falls, and Fallsview Casino Resort.

PROPERTY HIGHLIGHTS

- 16' High Doors in rear of building with Drive Thru Bay
- Plenty of Parking
- Established Business for Over 31 Years at the same location
- Business & Equipment Can Be Purchased For An Additional Amount



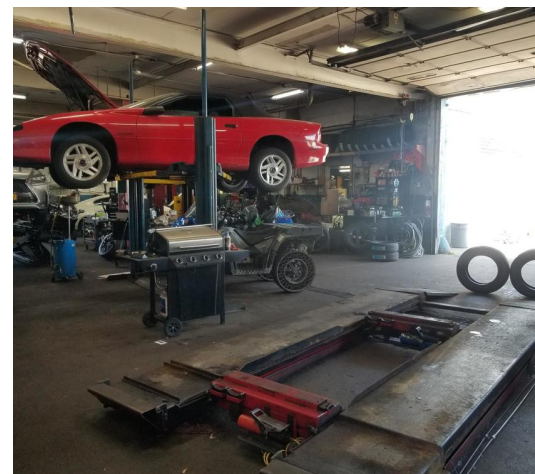
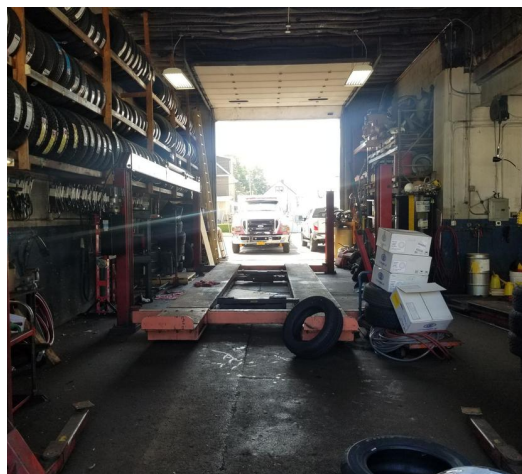
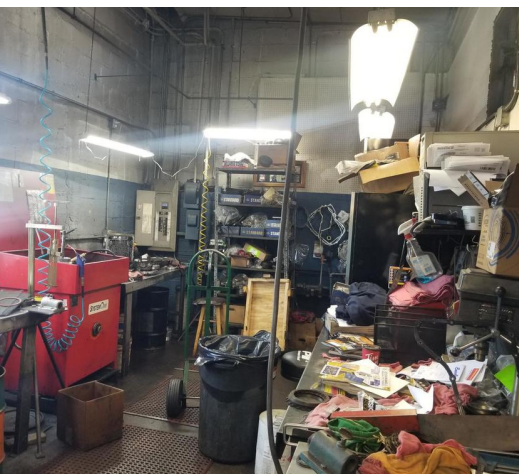
RICK RECCKIO
716.998.4422
rick@recckio.com

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

ADDITIONAL PHOTOS

Established Repair Center

2611 Pine Avenue, Niagara Falls, NY 14301



Recckio
Real Estate & Development Inc.

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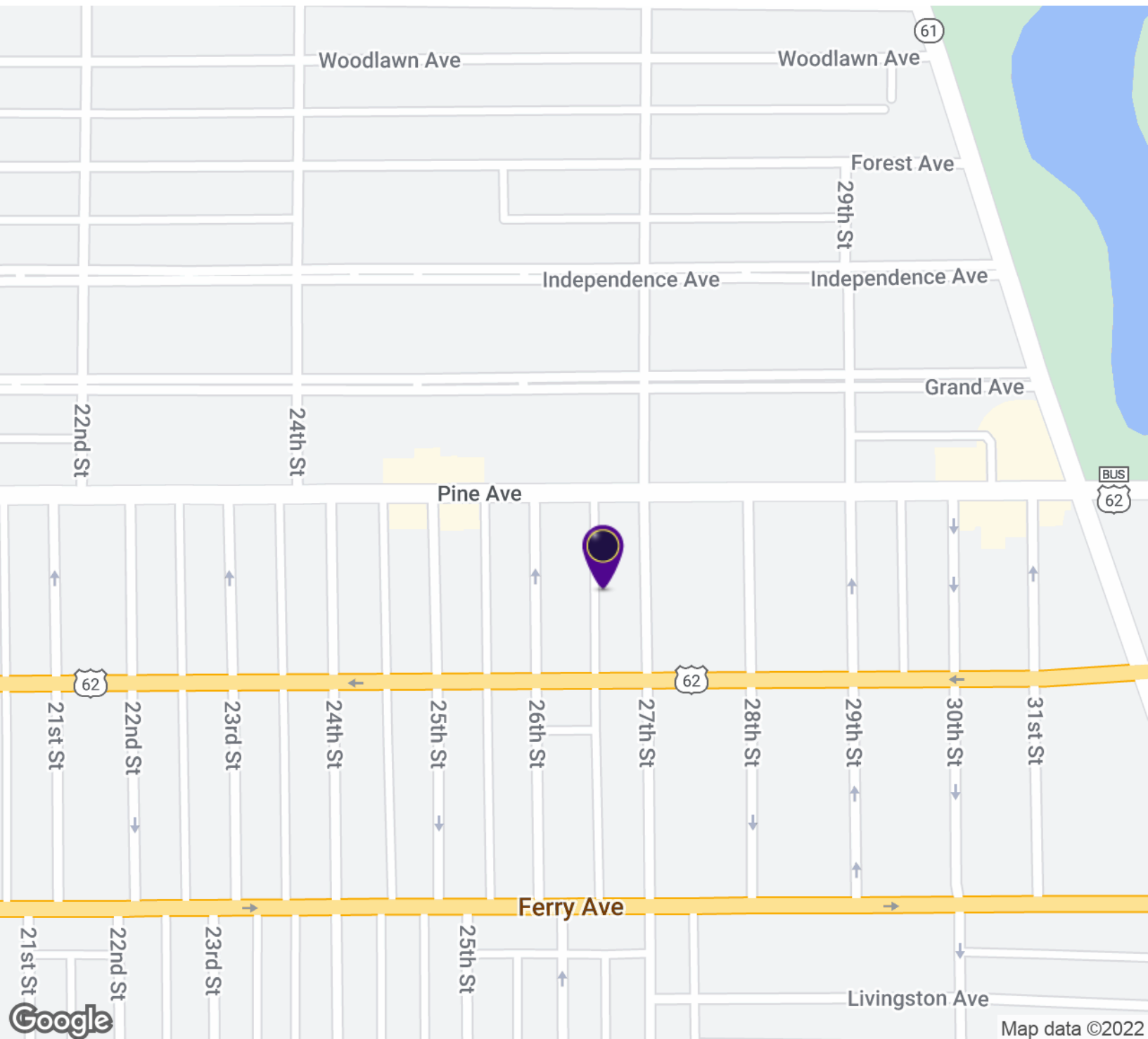
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NY & PA Licensed Broker

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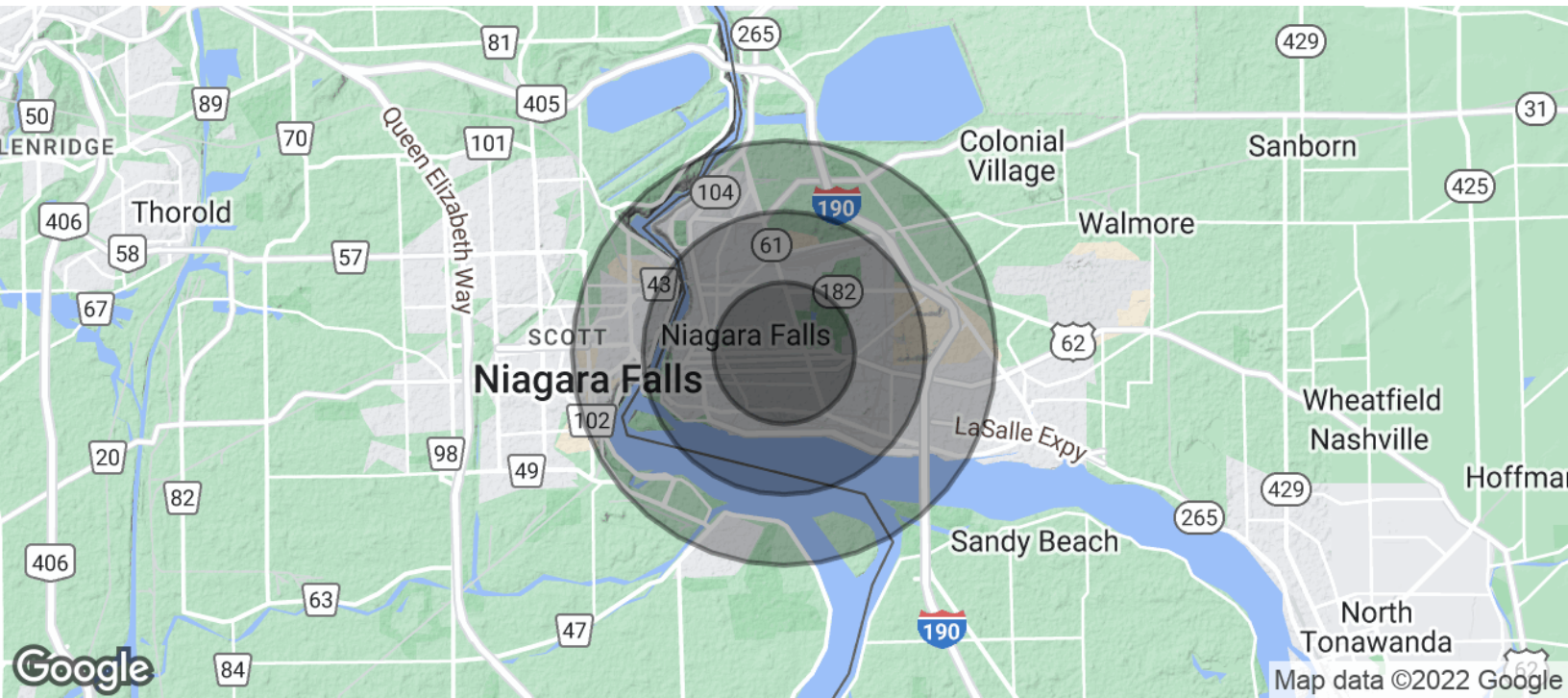
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,995	36,392	52,738
Average Age	37.1	38.4	38.2
Average Age (Male)	33.3	34.5	34.8
Average Age (Female)	40.7	40.8	40.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,477	16,222	23,045
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$39,334	\$37,155	\$41,434
Average House Value	\$54,738	\$54,739	\$83,228

* Demographic data derived from 2020 ACS - US Census