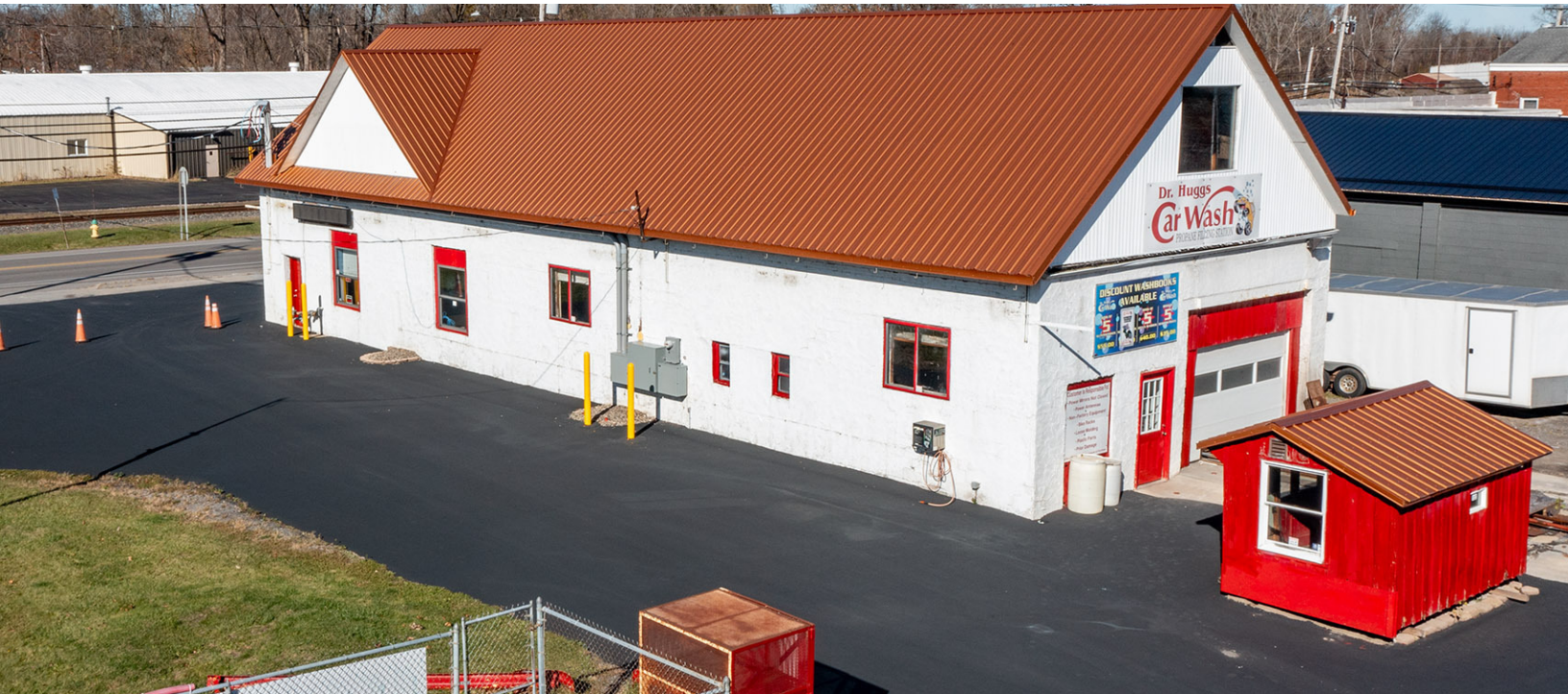


Former Dr. Hugg's Car Wash

627 Erie Ave, North Tonawanda, NY 14120

**SALE PRICE****\$349,000****OFFERING SUMMARY**

Lot Size: 0.59 Acres

Year Built: 1950

Building Size: 2,700 SF

Zoning: Commercial

PROPERTY OVERVIEW

627 Erie Ave, North Tonawanda, NY, presents a high-visibility redevelopment opportunity in a thriving commercial corridor. Formerly home to Dr. Hugg's Car Wash, this 0.59-acre commercially zoned lot offers multiple revenue streams and strong traffic exposure, with over 15,000 vehicles passing daily. Multiple revenue streams could include a 90 foot tunnel carwash, propane refill sales and on site vacuums. Recent updates include Paint, New Metal roof in 2024, New 600 AMP 3 Phase Electric Service and all asphalt replaced in 2023. This site is ideal for repositioning into a modern retail, service, or mixed-use development. With strong consumer traffic and existing infrastructure, it offers flexibility for investors looking to capitalize on North Tonawanda's growing commercial landscape.



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

PROPERTY SUMMARY

Former Dr. Hugg's Car Wash

627 Erie Ave, North Tonawanda, NY 14120



LOCATION DESCRIPTION

Located in the business district adjacent to Budwey's Plaza/Office Park which consist of 50,000+/- SF, family owned and operated since 1930. The Plaza consist of The Market in the Square grocery store, Beijing Buffet, Salon Imagination, National Bowling Store, Division Street Laundry, Wurlitzer Pharmacy, Might Taco, Kiddy Haven, Pinewoods Veterinary Hospital and Medical office building. With its strategic positioning, the area draws in a steady stream of foot traffic, making it an ideal destination for an office or office building investment.

PROPERTY HIGHLIGHTS

- 2,700+/- SF building with 600AMP 3-phase electric service
- Located at Twin City Memorial Highway & Erie Ave, ensuring high visibility
- Zoning: Commercial - Suitable for retail, service businesses, or mixed-use redevelopment
- Building 30' x 90'
- LOT: 128' x 200'
- Property Taxes \$7,308.00+/- year

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,616	29,988	70,967
Total Population	11,942	66,388	163,341
Average HH Income	\$74,903	\$88,448	\$93,553



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

Former Dr. Hugg's Car Wash

627 Erie Ave, North Tonawanda, NY 14120



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

Former Dr. Hugg's Car Wash

627 Erie Ave, North Tonawanda, NY 14120

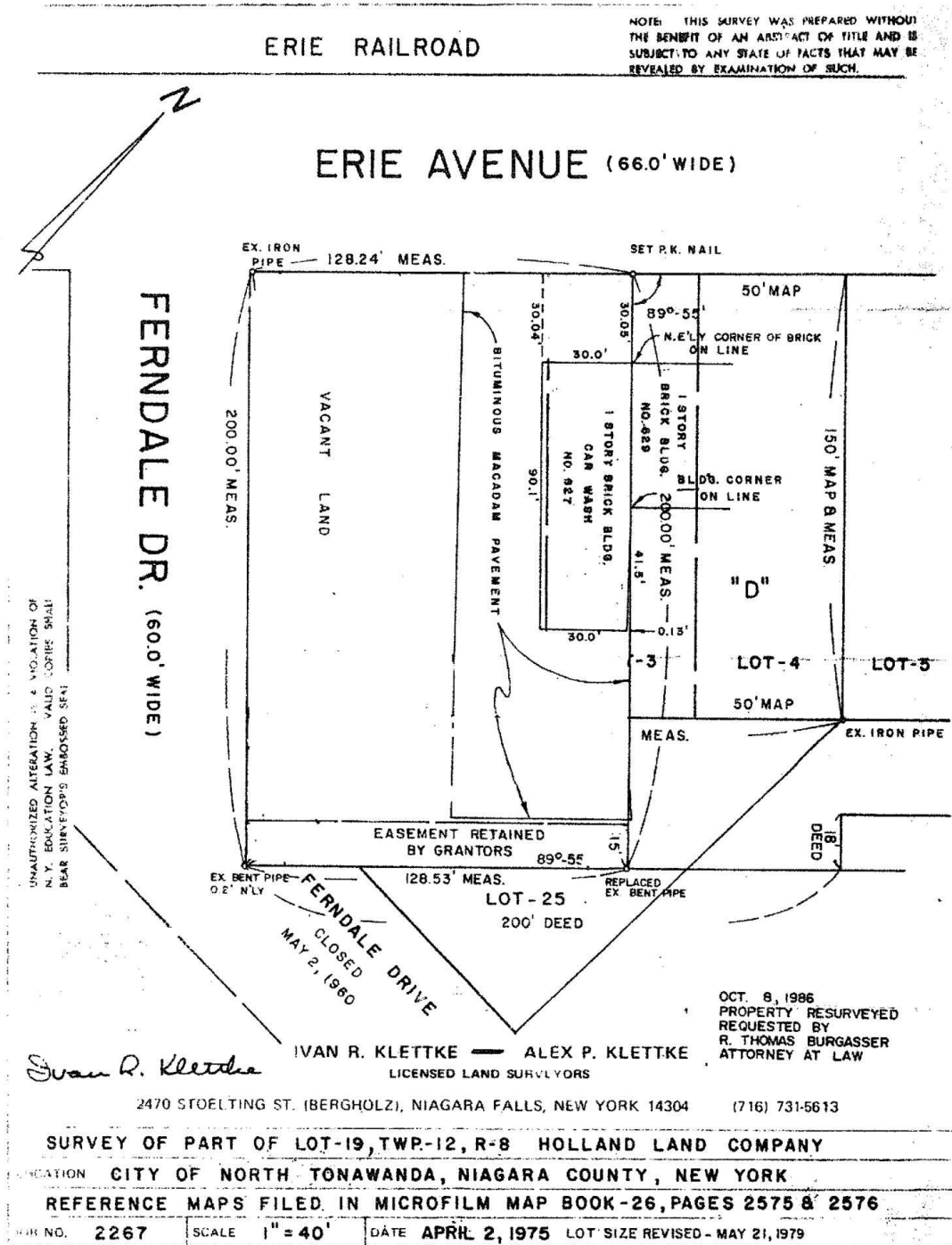


RICK RECCKIO
716.998.4422
rick@recckio.com

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

Former Dr. Hugg's Car Wash

627 Erie Ave, North Tonawanda, NY 14120



Budwey's Plaza located adjacent to Listing

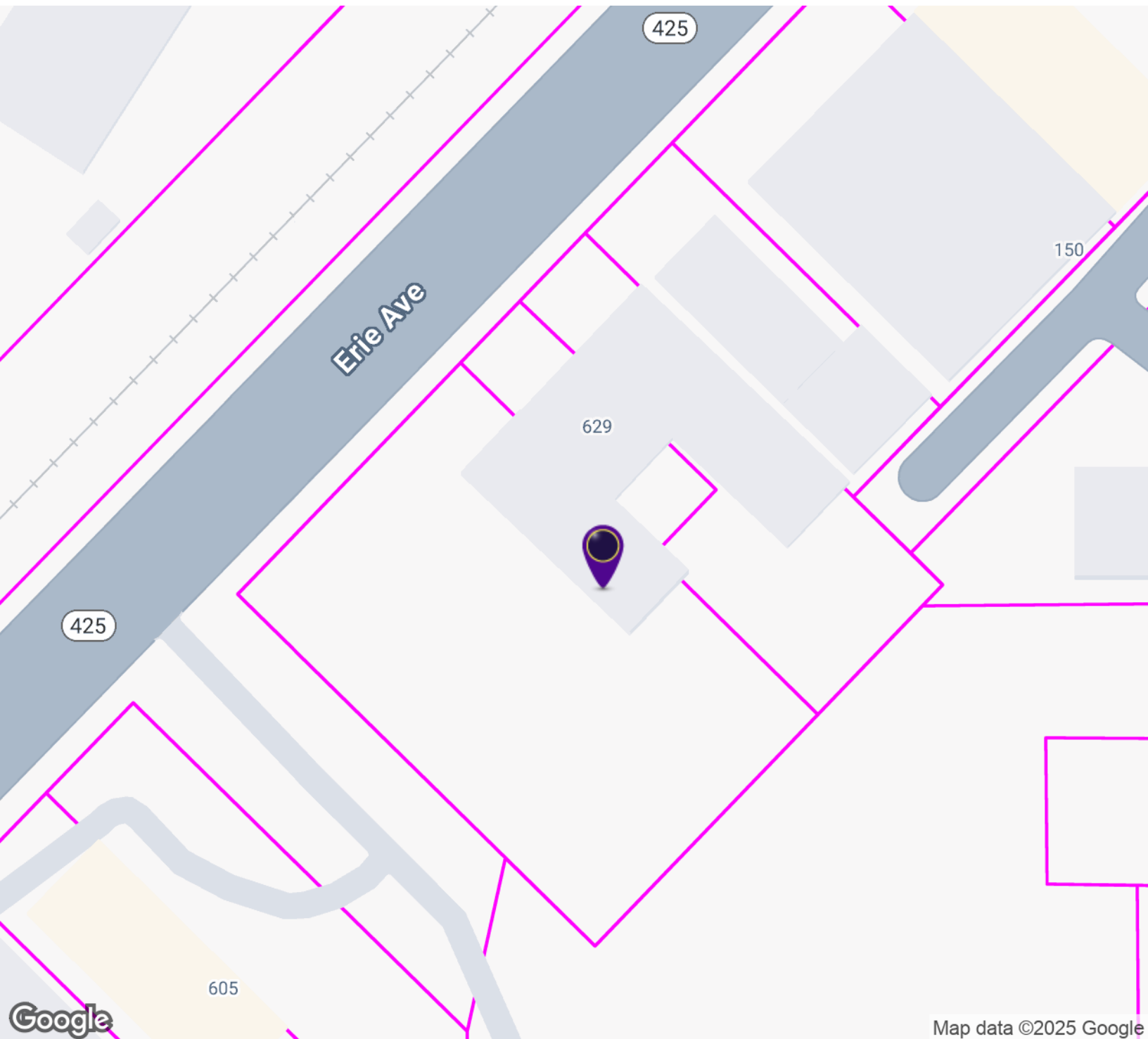


BUDWEY PLAZA / PROFESSIONAL OFFICES



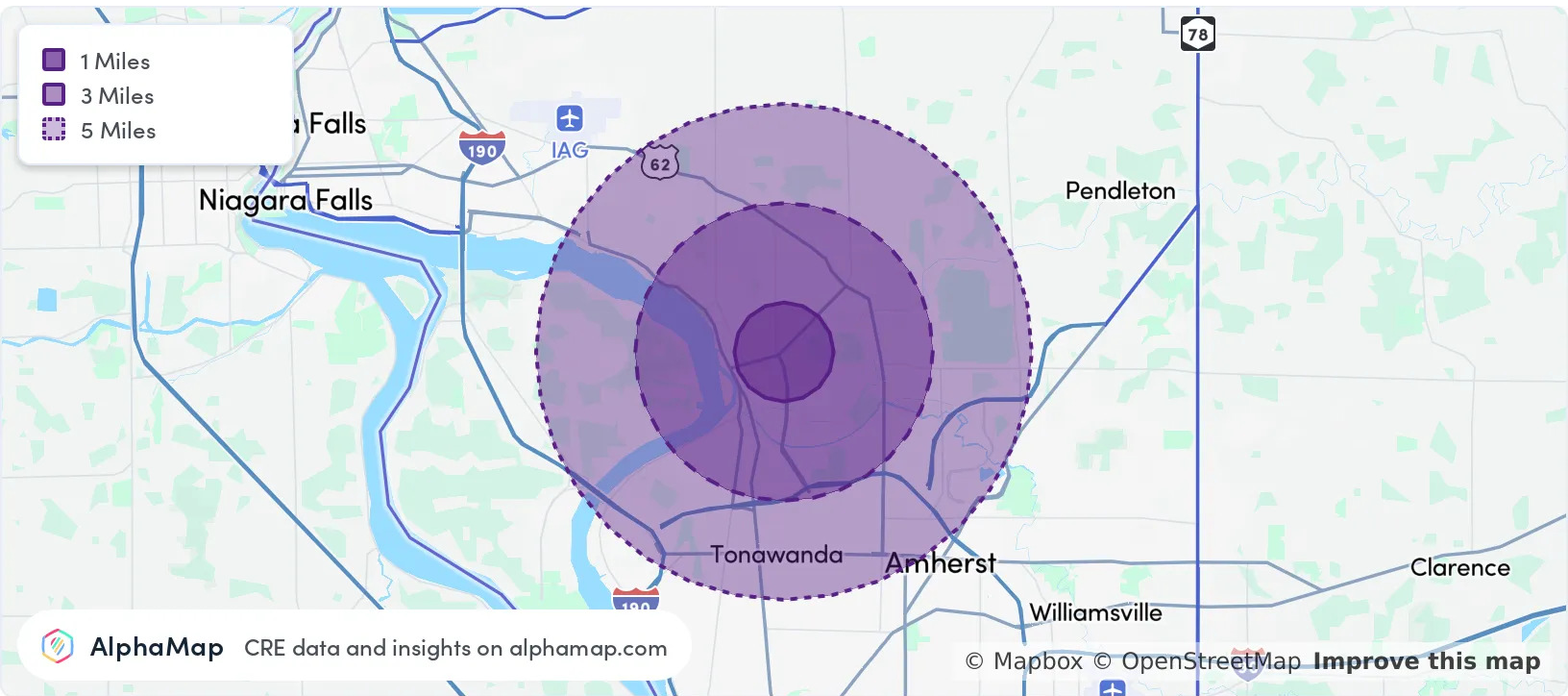
Former Dr. Hugg's Car Wash

627 Erie Ave, North Tonawanda, NY 14120



Former Dr. Hugg's Car Wash

627 Erie Ave, North Tonawanda, NY 14120



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,942	66,388	163,341
Average Age	43	43	43
Average Age (Male)	41	42	41
Average Age (Female)	44	45	44

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,616	29,988	70,967
Persons per HH	2.1	2.2	2.3
Average HH Income	\$74,903	\$88,448	\$93,553
Average House Value	\$205,022	\$238,020	\$252,146
Per Capita Income	\$35,668	\$40,203	\$40,675

Map and demographics data derived from AlphaMap