

FOR SALE

SELF-SERVE / AUTOMATIC CAR WASH



2795 BAILEY AVE

BUFFALO, NY 1421

Buffalo-Cheektowaga-Niagara Falls MSA



PROPERTY HIGHLIGHTS

BAILEY AVE CAR WASH | BUFFALO, NY 14215



LISTING TYPE
Car Wash / For Sale



BUILDING SIZE
11,385 SF / .26 +/- Acres



LOCATION
2795 Bailey Ave, Buffalo, NY 14215



TRAFFIC COUNTS
Bailey Ave: 16,565 VPD
Kensington Expy: 94,674 VPD



PRICE
\$465,000



160' Frontage on Bailey Ave | 16,565 VPD

PROPERTY SUMMARY

Year Built	1996
Roof Type	Flat
Zoning	D-S
# of Parking Spaces	48

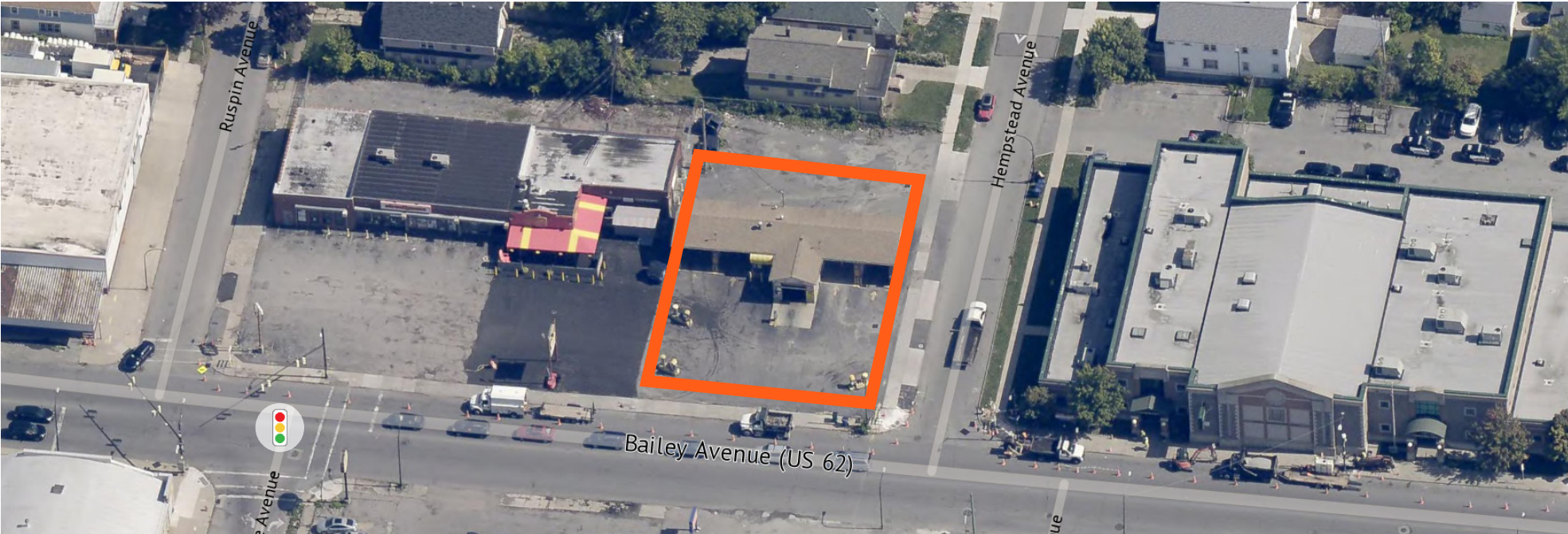
FINANCIAL SUMMARY

BAILEY AVE CAR WASH | BUFFALO, NY 14215



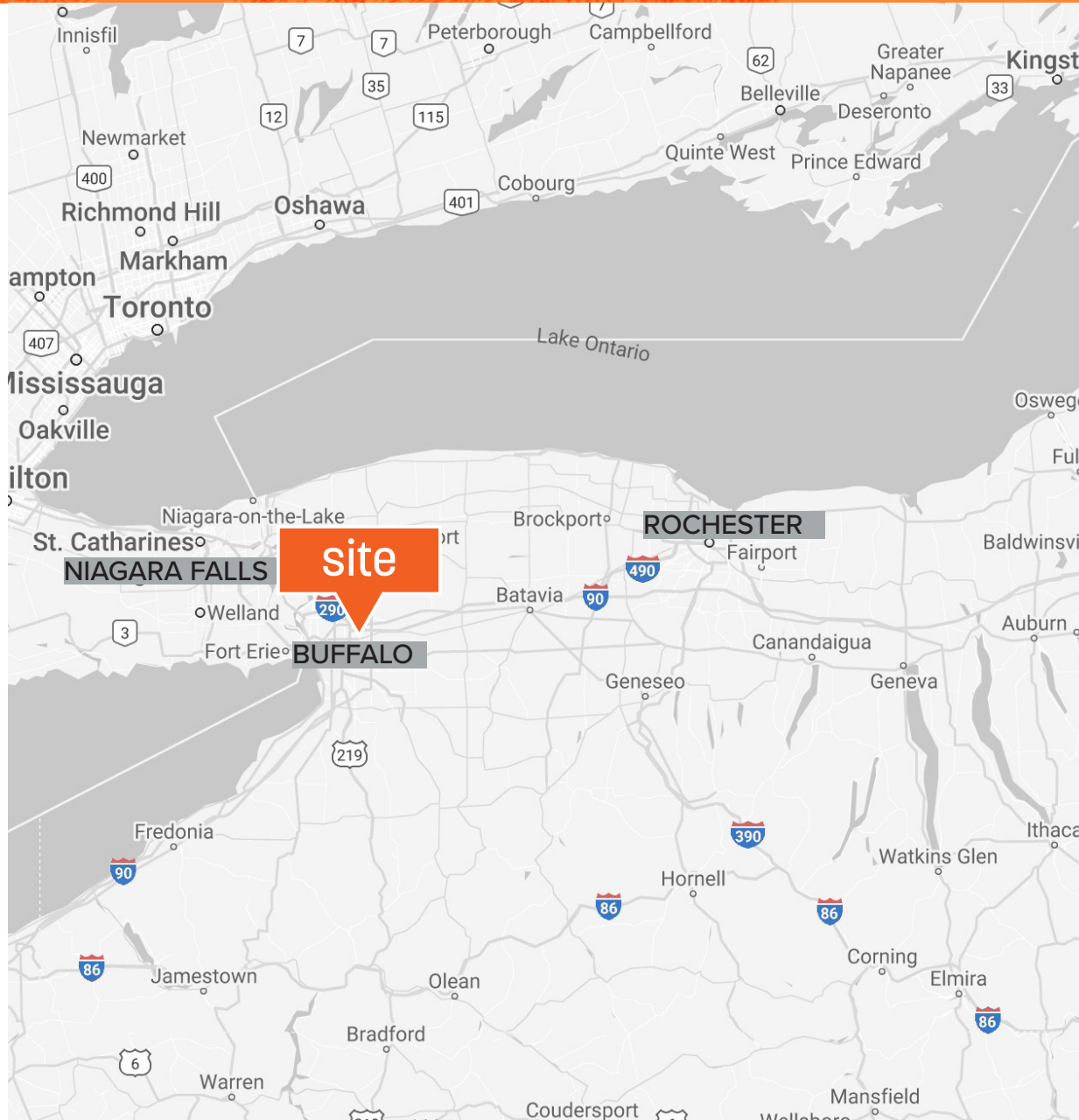
INCOME/EXPENSES

Projected Income	\$84,715.00
Operating Expenses	\$33,133.00
Net Operating Income	\$51,582.00



LOCATION SUMMARY

BAILEY AVE CAR WASH | BUFFALO, NY 14215



Caliber Commercial Brokerage is pleased to present the perfect opportunity to take over a well-established, highly profitable car wash in the heart of Buffalo, NY. Located at 2795 Bailey Ave, this location includes a total of 5 fully operational bays (4 spray, 1 automatic) and 6 vacuums for customers to utilize. With a well positioned site at the corner of Bailey and Hempstead and a long lasting track record of profitable yearly returns, this car wash is poised for an owner to put their own spin on an already successful business. Just minutes from downtown Buffalo, this business is perfectly positioned for high traffic counts and steady long-term growth.



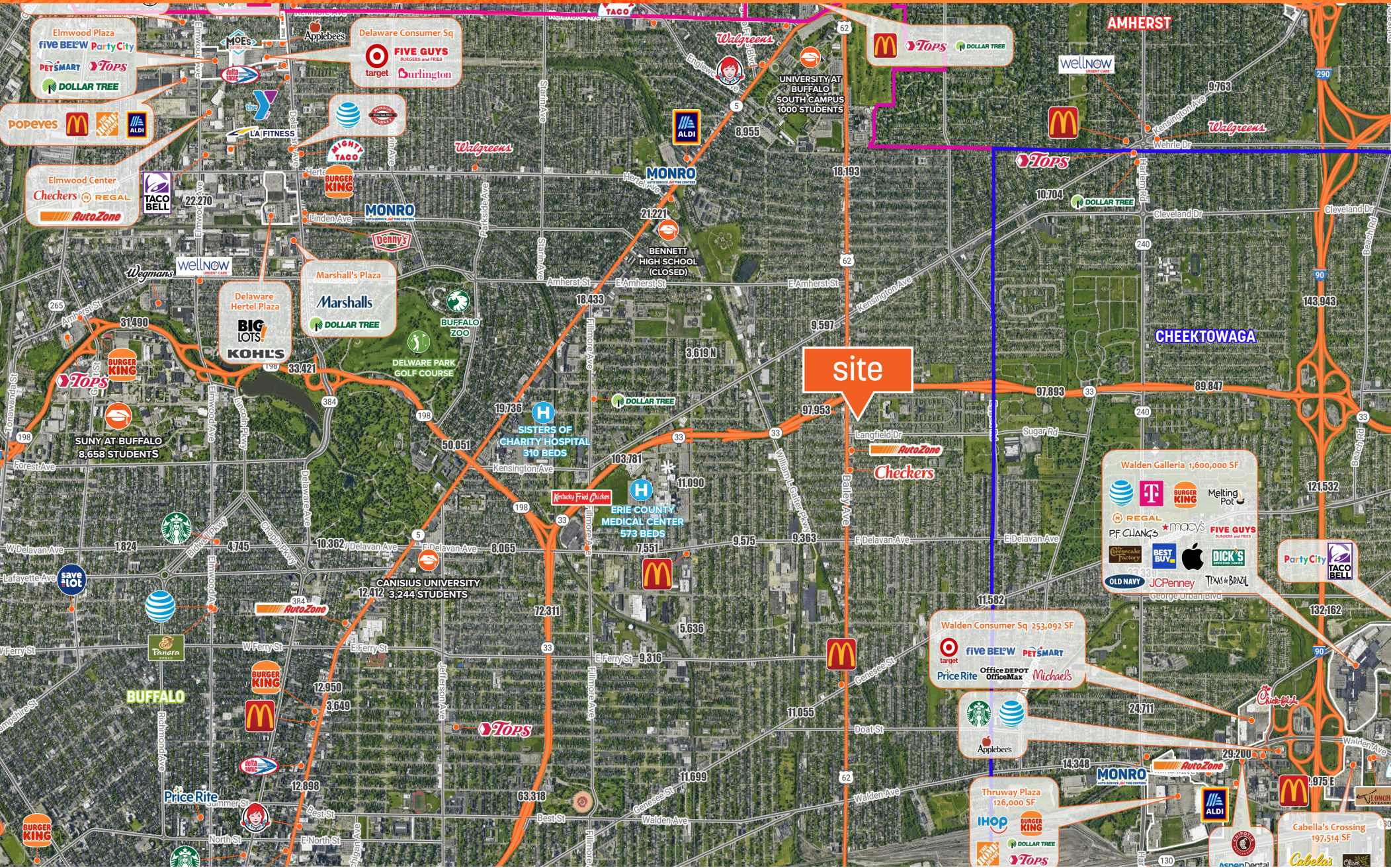
PROPERTY PHOTOS

BAILEY AVE CAR WASH | BUFFALO, NY 14215



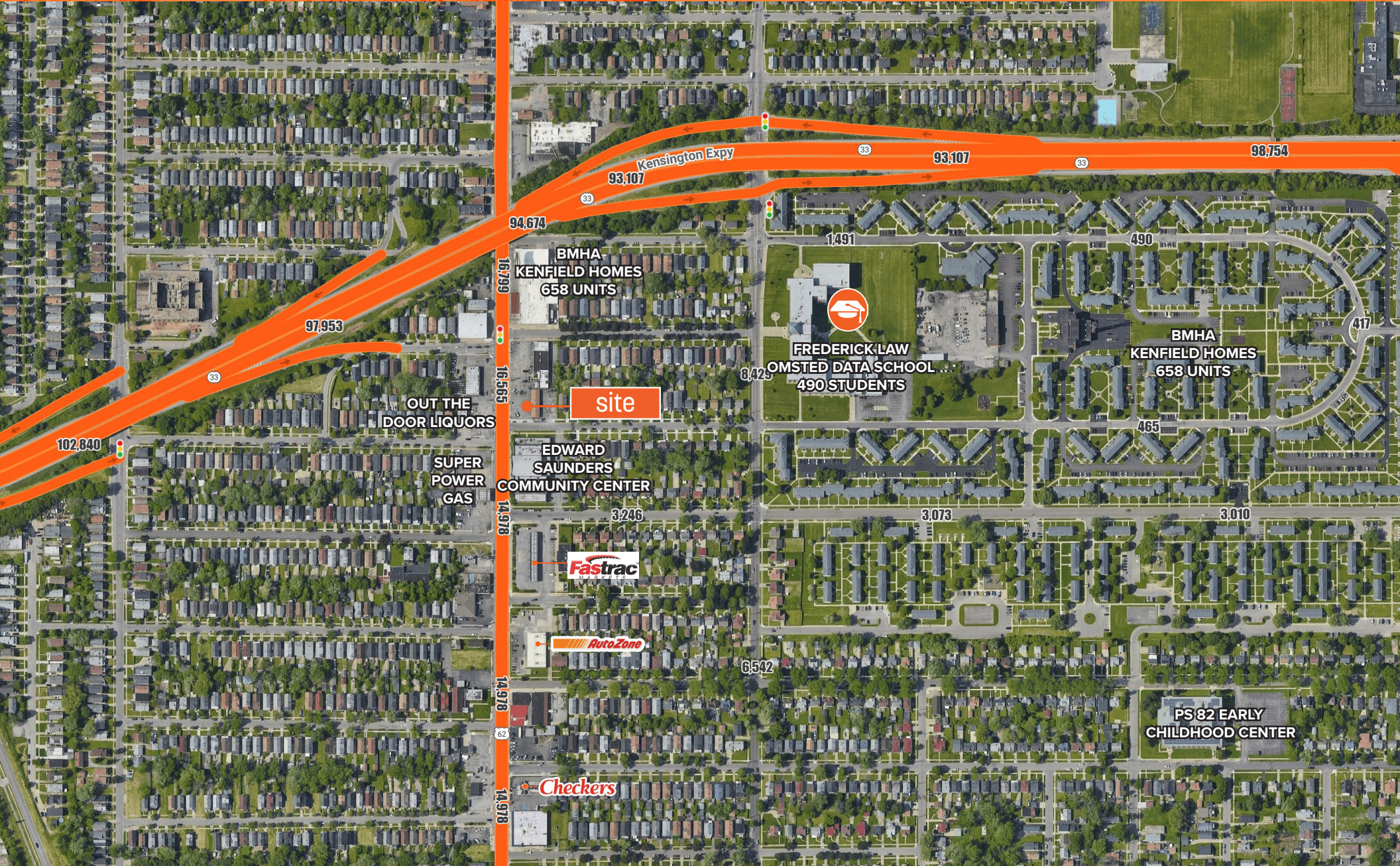
MARKET AERIAL

BAILEY AVE CAR WASH | BUFFALO, NY 14215



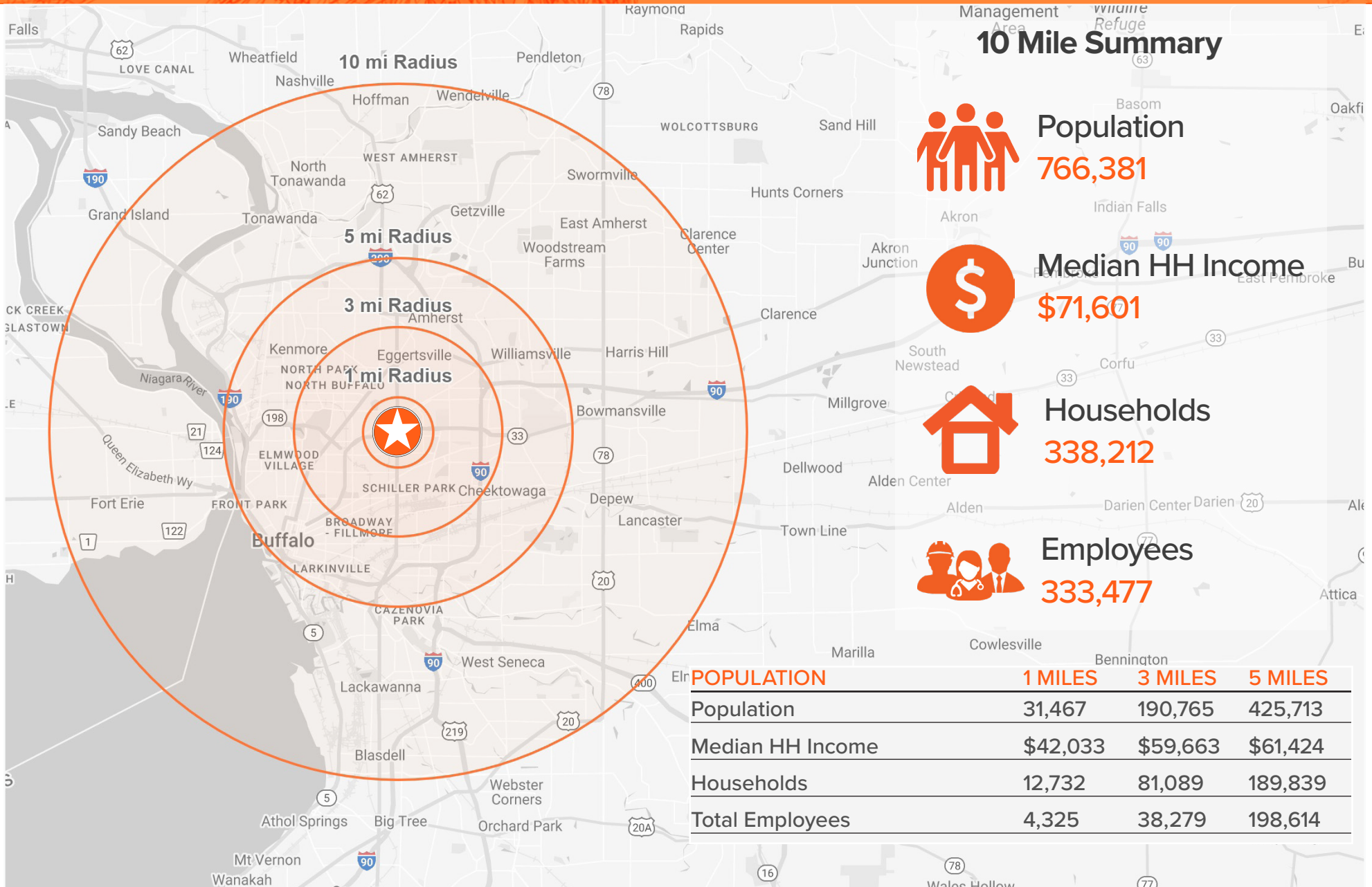
SITE AERIAL

BAILEY AVE CAR WASH | BUFFALO, NY 14215



DEMOGRAPHICS SUMMARY

BAILEY AVE CAR WASH | BUFFALO, NY 14215



10 Mile Summary



Population
766,381



Median HH Income
\$71,601



Households
338,212



Employees
333,477

	1 MILES	3 MILES	5 MILES
POPULATION			
Population	31,467	190,765	425,713
Median HH Income	\$42,033	\$59,663	\$61,424
Households	12,732	81,089	189,839
Total Employees	4,325	38,279	198,614



JACK HOCTOR

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by CALIBER in compliance with all applicable fair housing and equal opportunity laws.