

1,620+/- SF Automotive/Used Car Lot

1423 S Park Ave, Buffalo, NY 14220



OFFERING SUMMARY

Sale Price:	\$450,000
Available SF:	1,620 SF
Lease Rate:	\$3,000.00 per month (NNN)
Lot Size:	0.37 Acres
Year Built:	1955
Building Size:	1,620 SF
Renovated:	2015
Zoning:	Commercial - Automotive/Used Car Lot

PROPERTY OVERVIEW

This 1620 SF auto garage/used car lot is currently available for both sale or lease. This property, located at the corner of South Park Ave. in Hopkins Street has excellent visibility for all oncoming traffic as well as easy access through multiple curb cuts onto the property. This three bay garage has 10 foot overhead doors on each bay with additional lift per garage space. small office and storage rooms make it convenient to meet and greet clients. Ample parking spots with an additional lot located on the south side of the parcel included in the purchase price which can be used for additional parking. Billboard on site brings in additional income to the owner. All equipment inside the shop can be purchased for an additional amount. Motivated seller / landlord.



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LOCATION DESCRIPTION

Located at the corner of South Park Ave. and Hopkins Street, this property is conveniently located to all major types of businesses, restaurants, entertainment, and major roadways including New York state Thruway I-190 & I-90 as well as Route 5. Minutes from Downtown Buffalo, Peace Bridge, and Southtown markets.

PROPERTY HIGHLIGHTS

- Excellent Location
- Corner Lot
- 3 Bay Garage with Lifts
- Zoned for Used Car Lot/Auto Repair
- Side Lot Also included
- Equipment available for additional purchase



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ADDITIONAL PHOTOS

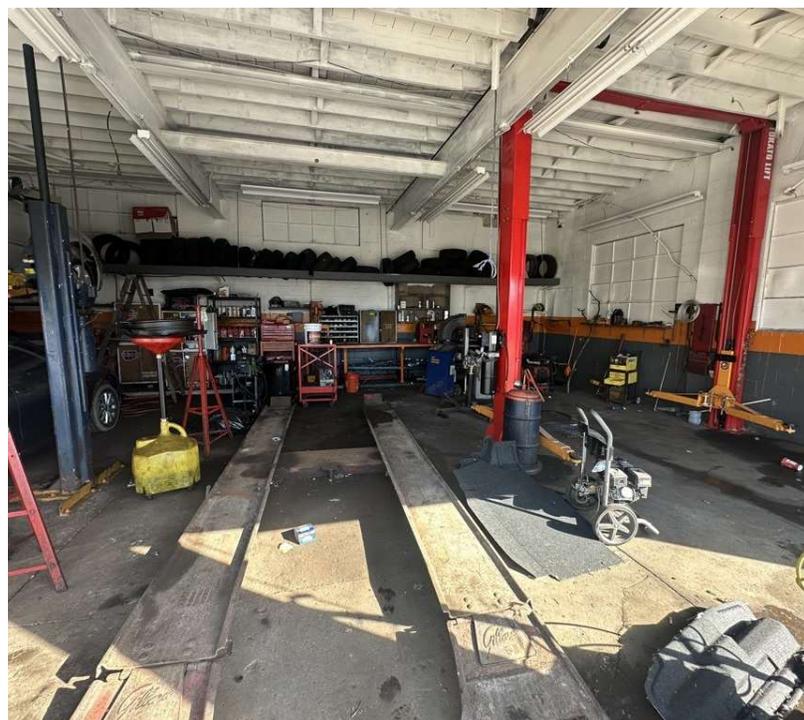
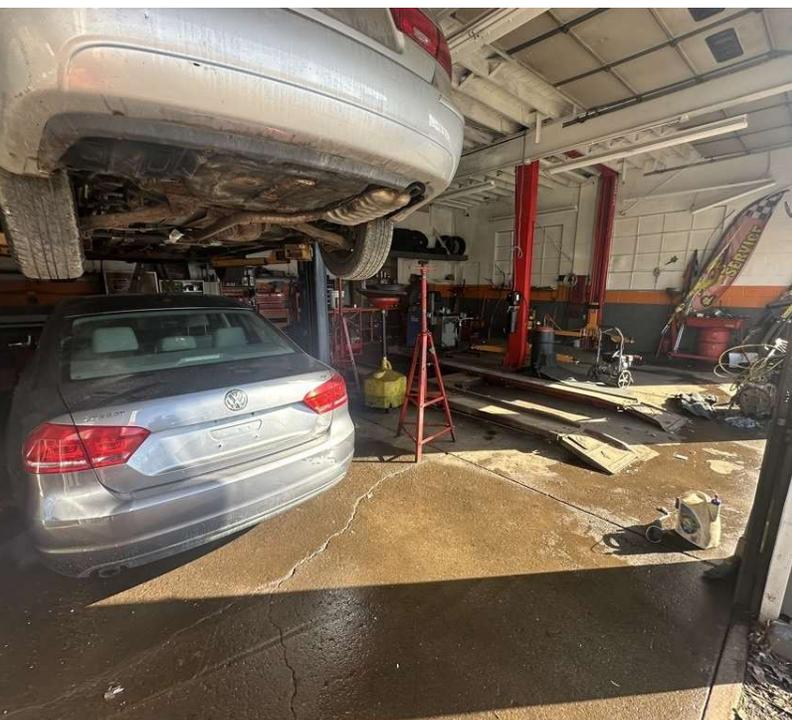
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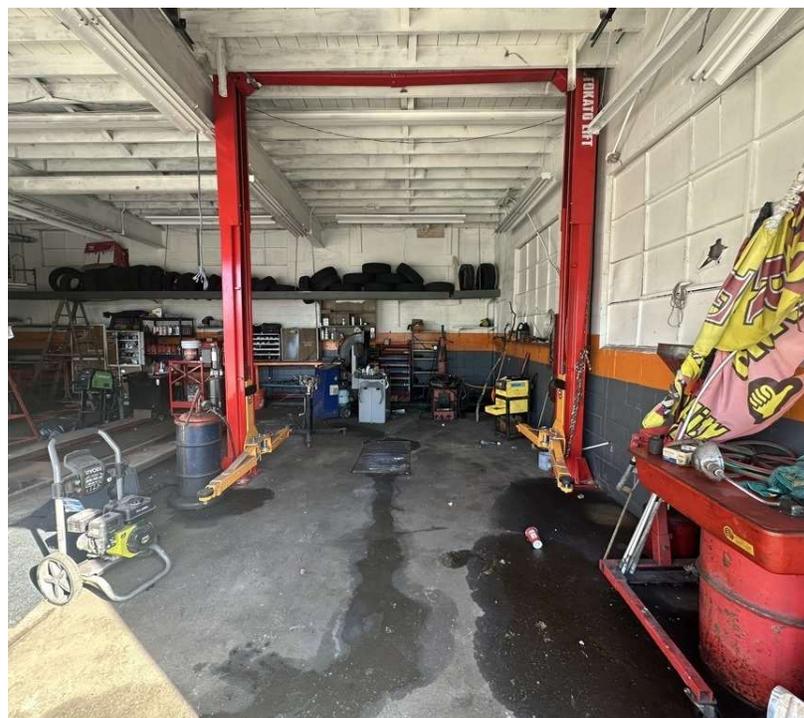
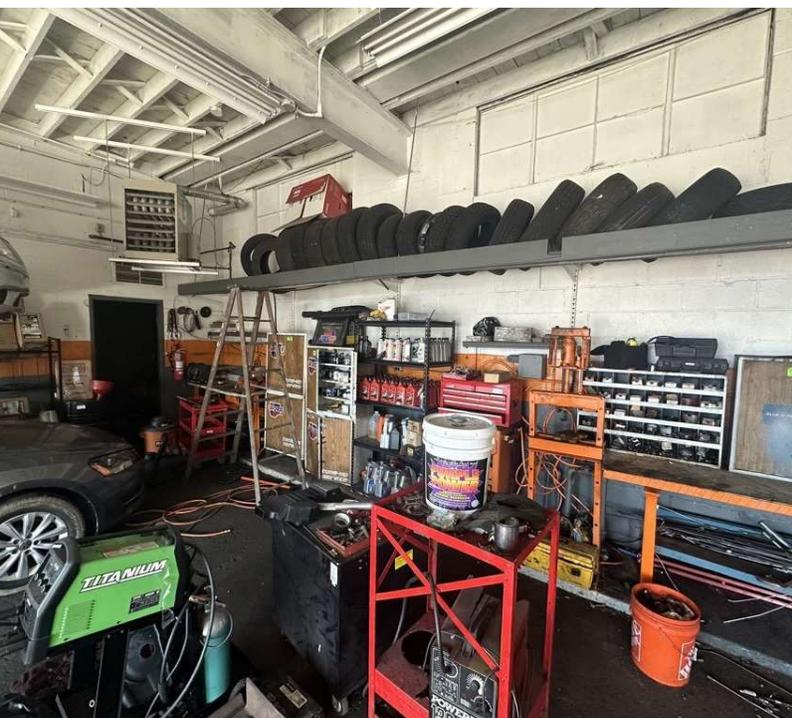
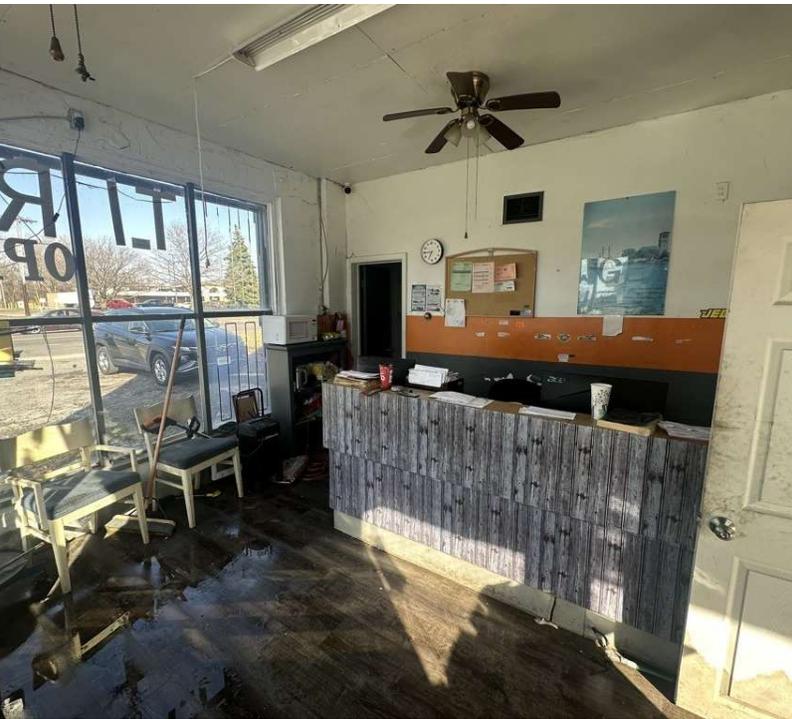
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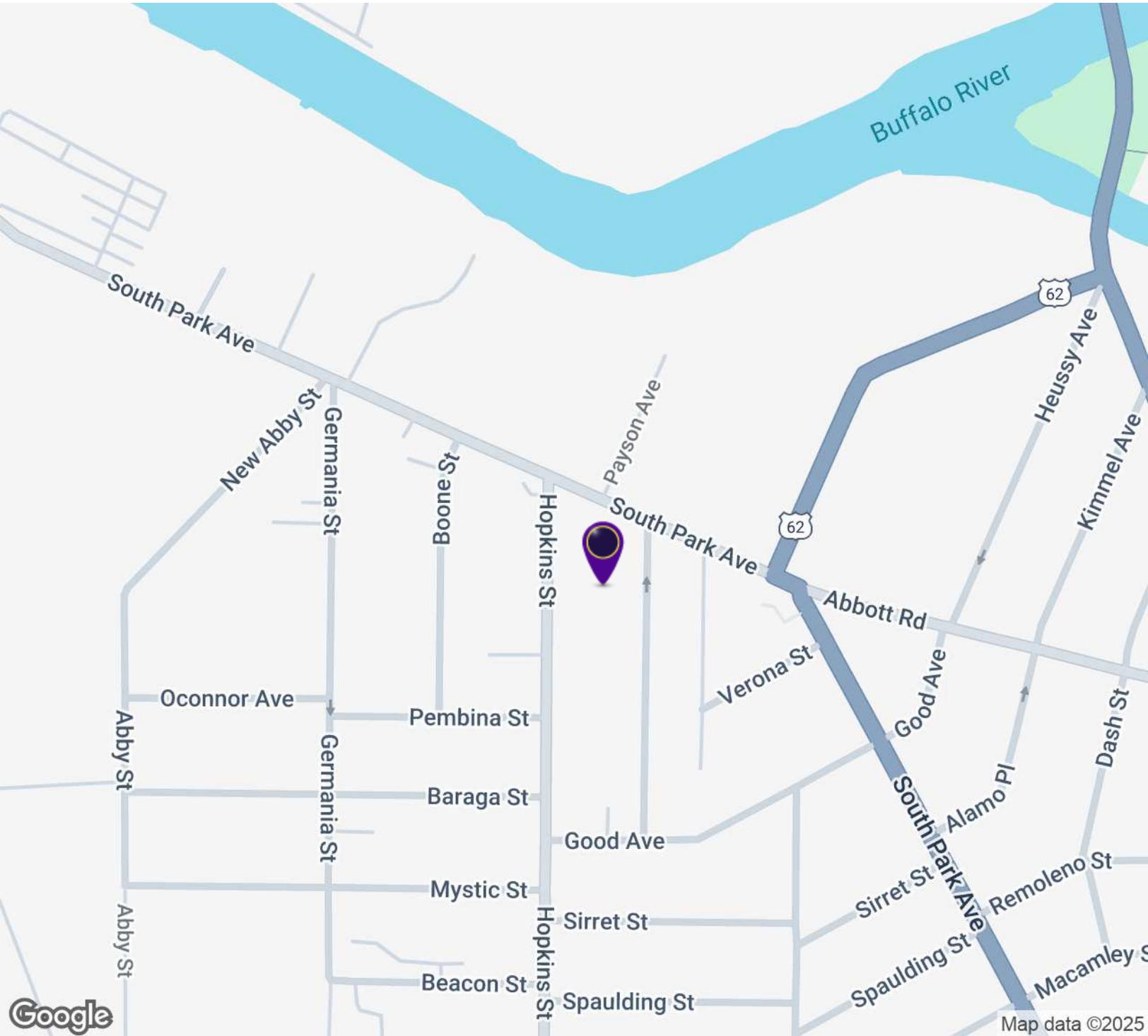


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LOCATION MAP

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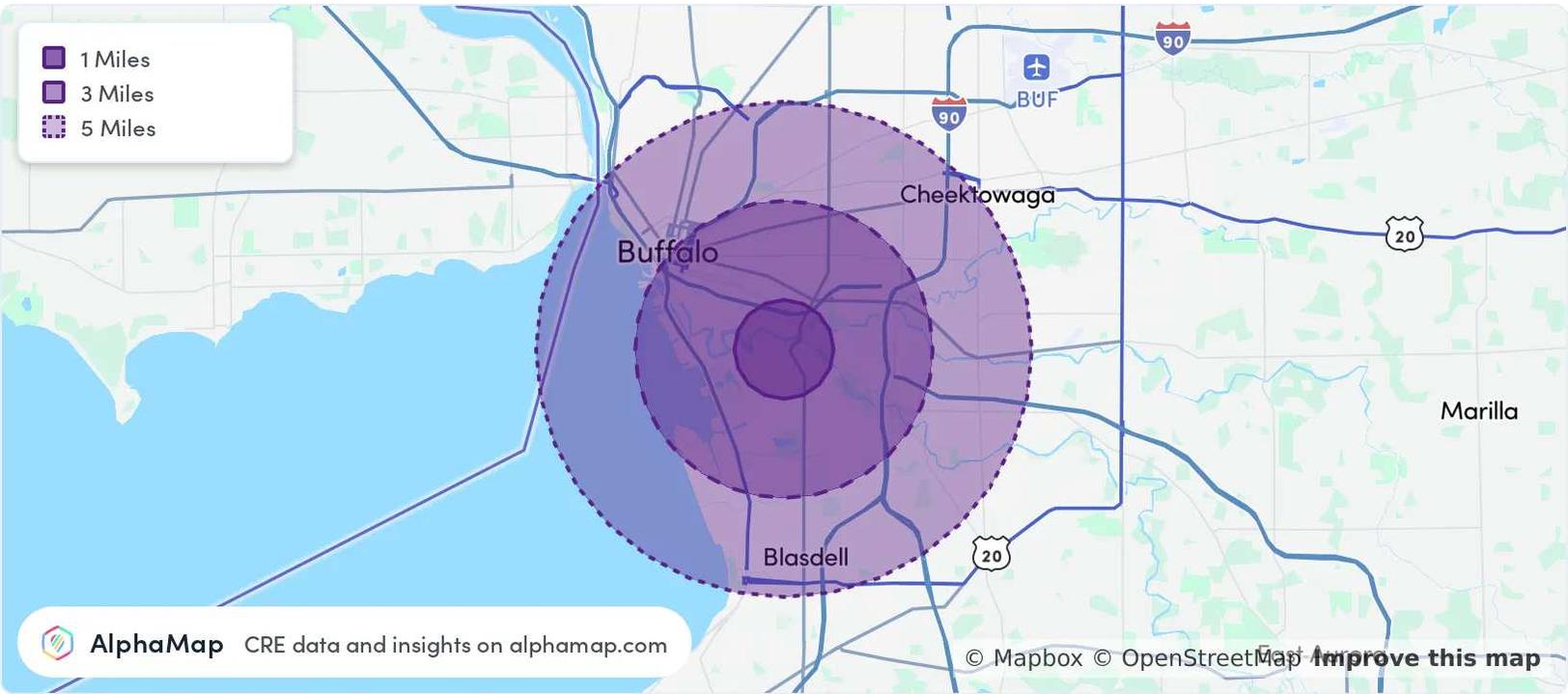


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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,647	103,893	262,832
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,166	44,881	115,601
Persons per HH	2.4	2.3	2.3
Average HH Income	\$61,527	\$62,702	\$66,981
Average House Value	\$180,736	\$192,687	\$238,173
Per Capita Income	\$25,636	\$27,261	\$29,122

Map and demographics data derived from AlphaMap



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