

Self Serve Car Wash

2467 Clinton Street, Buffalo, NY 14224



OFFERING SUMMARY

Sale Price:	\$649,900
Lot Size:	1.7 Acres
Year Built:	1993
Building Size:	3,914 SF
Zoning:	Commercial Auto C-2
Price / SF:	\$166.04

PROPERTY OVERVIEW

Attention Acquisition Entrepreneurs! Stake your flag in one of the most sought after Business Uses in today's Marketplace. There is unlimited potential and plenty of opportunity to enhance, add Value and optimize your Return. Located 500 feet from the corner of Harlem Road with high traffic counts. Purchase includes 1.7 acres of land, 391+/- feet of frontage on Clinton Street, 3,914+/- SF building. There are seven (7) Self Serve Bays and one (1) Automatic Bay Wash, eight (8) Self Service Vacuums, Vending Station and a Propane Fill Station. The Value Add Opportunities within this opportunity are limitless. Property is located on a main road, in very close proximity to many commercial businesses and densely populated suburban and residential neighborhoods.



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LOCATION DESCRIPTION

Located 1/8 mile East of Harlem Rd. on the south side of Clinton St. Minutes off I-190 NYS Thruway Clinton St. On/Off Ramps. The property is close to various shopping centers and restaurants, providing convenient options for dining and retail. The area offers access to local parks and recreational facilities, making it a pleasant environment for both work and leisure. West Seneca is a growing commercial district with increasing traffic, making it a promising location for business investments

PROPERTY HIGHLIGHTS

- 7 Spray Wash Stalls
- 1 Automatic Bay Wash
- 5 Vacuum Stations
- Propane Refilling Station
- Vending Station
- Excellent Location
- Income Property
- Additional Land to Expand
- Lot: 391' x 220' +/- Irregular Depth
- Zoned C-2 Commercial Auto

ADDITIONAL PHOTOS

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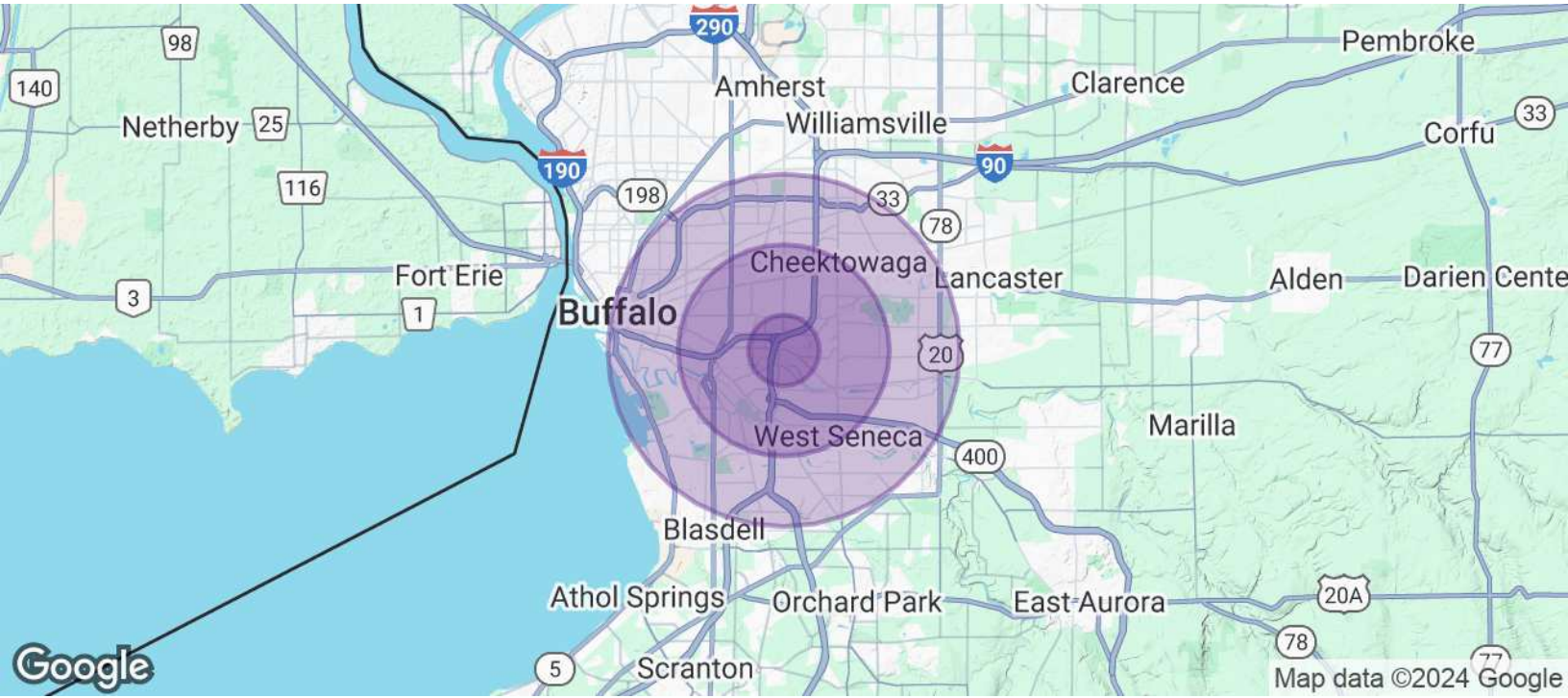


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,696	109,827	311,979
Average Age	44	41	41
Average Age (Male)	43	40	39
Average Age (Female)	45	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,504	47,847	136,464
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$73,636	\$69,728	\$70,280
Average House Value	\$229,014	\$195,388	\$228,033

Demographics data derived from AlphaMap



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