

ANOTHER
PROPERTY

Listed....BY



5621 Lockport Rd, 3628 Military
Rd and 3628.5 Military rd
Niagara Falls NY 14305

21
COMMERCIAL

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JOSE'S COLLISION -CORNER AUTO COMPLEX

Incredible Turn-Key Mixed-Use Welcome to an exceptional commercial opportunity — Jose's Collision, a fully operational automotive complex encompassing three commercial buildings and a fully renovated single-family home, all situated on 2.6 acres across three separate tax parcels (293000-131-018-0004-003-000, 293000-131-0004-004-011, and 293000-131-0004-004-021). Located at a prominent high-traffic intersection with nearly 20,000 vehicles per day, this property offers unmatched visibility and access for any automotive or commercial business. The main repair shop spans approximately 5,000 square feet and comes equipped with multiple lifts, a professional paint booth, and an array of included equipment, making it an ideal turnkey setup for automotive collision, mechanical, or restoration operations. The second building, roughly 2,000 square feet, features three bays and three lifts, providing additional capacity for service or expansion. The third structure is approximately 900 square feet and offers flexible use for storage, detailing, or light industrial work. Adding to the property's versatility is a fully renovated single-family home that can serve as a comfortable on-site residence, an administrative office, or a potential rental income source. The expansive 2.6-acre corner site provides excellent parking, circulation, and future development potential for uses such as an automotive dealership, fleet service center, or redevelopment project. With the new Amazon distribution center currently under construction just around the corner, daily traffic counts and exposure are expected to increase significantly, positioning this property for tremendous long-term growth and value appreciation. This is a rare opportunity to acquire a high-exposure, multi-use commercial site in a rapidly developing area with strong future upside.

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Military Rd Niagara Falls NY 14305

- Building and equipment included in the sale
- Minutes from I-90 Express way
- Ample On-site parking and drive access
- 3 commercial buildings and 1 Residential property
- 2.6 Acres Corner Lot with 20,000 Traffic count daily
- Turnkey Automotive Complex or Excellent Redevelopment Opportunity

COMMERCIAL



EQUAL
HOUSING
OPPORTUNITY



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Please call me with any and
all of your real estate needs!

Dave Pascucci

