

Convenience Store with Gas Station



6302 Buffalo Ave, Niagara Falls, NY 14304

For Sale



PROPERTY OVERVIEW

Address	6302 Buffalo Ave, Niagara Falls, NY 14304
County	Niagara County
Zoning	C1-A - Neighborhood Commercial District
Site Status	Tenant At Will
Lot Size	.20 Acres
Road Frontage	215 Feet Combined Frontage
Building SF	600 SF
Year Built	1970
AADT Traffic Count	7,924 VPD (NYS Traffic Viewer)
Construction Type	CMU (Concrete Masonry Unit)
Pump Equipment	Wayne Ovation
Fuel Brand	Marathon
Underground Storage	2 Underground Storage Tanks 10,000 Gal / 12,000 Gal Tank Type: Fiber Glass Reinforced Plastic
Signage	Marathon brand
Sale Type	For Sale By Owner
Fuel Volume	Available Upon Request
Asking Price	\$895,000

EXECUTIVE SUMMARY

Reid Petroleum, LLC presents a rare opportunity to acquire both real estate and fuel facility, recently rebranded as Marathon, located along Buffalo Avenue (7,924 AADT) in Niagara Falls, Niagara County, New York. This is a high-volume gallon site situated on a prominent corner lot with 215 feet of frontage and great access via two curb cuts. The property offers direct access to Interstate 190 (45,500 AADT) and the Niagara Scenic Parkway (17,000 AADT), with close proximity to the U.S.-Canada border and the steady stream of cross-border traffic it generates. The 600 SF CMU-constructed store was originally built in 1970 and is supported by a pylon sign with digital LED price display and interstate pylon sign that maintains continuous roadside presence.

This offer includes the land, building, and fuel facility. This is not a sale of the operating business. The on-site fuel facility comprises two fiberglass reinforced plastic underground storage tanks — a 10,000-gallon split tank and a 12,000-gallon regular tank. This sale is contingent upon the execution of a 10-year fuel supply agreement with Reid Petroleum, LLC.

Supporting due diligence materials are available upon request.



MARKET OVERVIEW

6302 Buffalo Avenue fronts NY Route 384 (Buffalo Avenue), offering direct access to Interstate 190 – the primary highway connecting the greater Buffalo-Niagara metro and the Canadian border. The immediate trade area is anchored by a long established industrial base concentrated along the Buffalo Avenue corridor. Reinforced by the surrounding residential neighborhoods, which provide a consistent, year-round base of everyday convenience-goods and fuel demand. The property sits within the greater Niagara Falls area, among North America’s top tourism destinations, drawing millions of international visitors annually, and supports a robust regional visitor economy. 6302 Buffalo Avenue is well positioned to capture consistent, year-round demand from the local residential trade area, the nearby industrial base, and the region’s visitor economy.

DEMOGRAPHICS AND TRAFFIC



6,484 / 42,614 / 77,103
Population -- 1 / 3 / 5 mile



\$58,812
Avg HH Income - 1-mile



\$67,365 / \$76,854
Avg HH Income - 3-Mile / 5-Mile



7,924 VPD
AADT Traffic Count
NYS Traffic Viewer



CONTACT INFORMATION

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