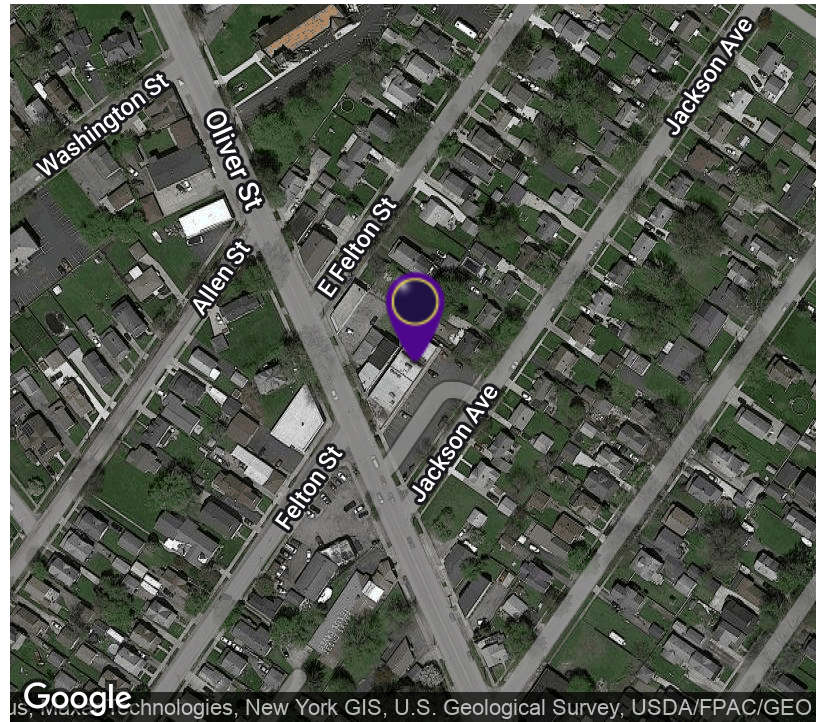


Liquor & Convenience Store (Business & Real Estate)
 1091 Oliver Street, North Tonawanda, NY 14120



OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	0.59 Acres
Building Size:	5,180 SF
Zoning:	C-1
Price / SF:	\$192.08

PROPERTY OVERVIEW

This is a great business opportunity 5,180+/- retail space. A family run Convenience store as well as a liquor store and a 3rd store front used as a storage for the liquor store. The family has been here for over 45+/- years, this includes Business, Goodwill. Equipment and all inventory for both business. Located in the Gratwick section of North Tonawanda this Corner Store has long been a place to stop. This site is zoned C-1 for gas tanks, if you need, it has NEVER been a gas station. A very clean site shopped by many during the day. Fresh sandwiches made daily, lotto machine as well as ATM. The owner makes his own ice for his many clients since this site is close to Niagara river and many boat docks. A newer front entrance with all new floor in the Convenience store, along with recent paved parking lot for 15+/- Cars, makes this a great site for clients. This is a must see location, owner looking to retire. Price for Inventory and Goodwill only for both Stores \$500,000



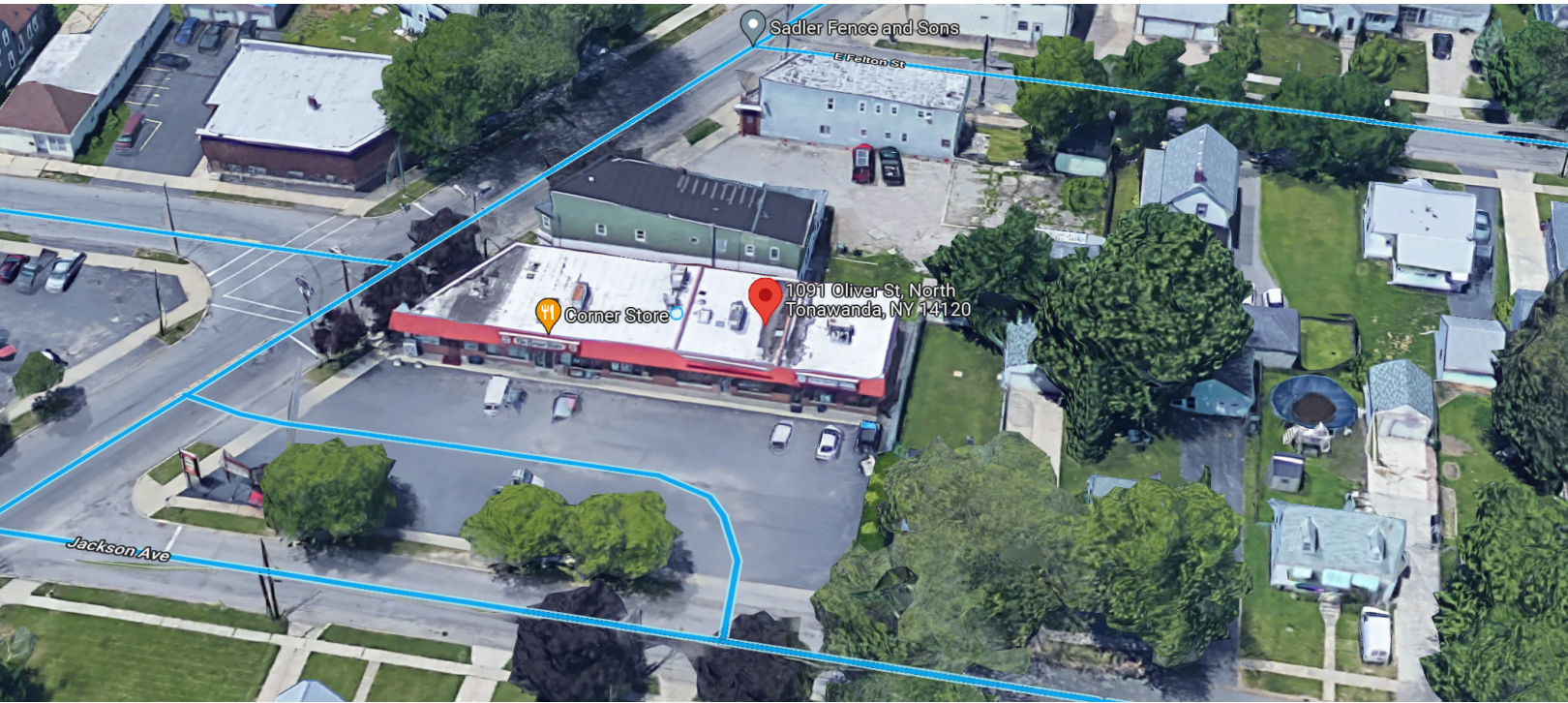
RICK RECCKIO
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 Williamsville, NY 14221
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PROPERTY SUMMARY

Liquor & Convenience Store (Business & Real Estate)

1091 Oliver Street, North Tonawanda, NY 14120



LOCATION DESCRIPTION

Great location near highway, river, shopping and restaurants. Located at the intersection of Oliver St and Jackson Ave, adjacent to Felton St and easily access River Rd. Local businesses include Lumber Jack's Patio Grill, Hair Play, Brownie's Auto Repair, Sadler Fence and Sons, Matt's Music, Village Inn and Armstrong Pumps.

PROPERTY HIGHLIGHTS

- 5,180+/- retail space
- 3 Units
- 15+/- Paved Parking
- Business, Goodwill, Equipment and all inventory
- Zoned C-1 for gas tanks
- Lot 134' x 192'
- Located in a Highly Populated Area



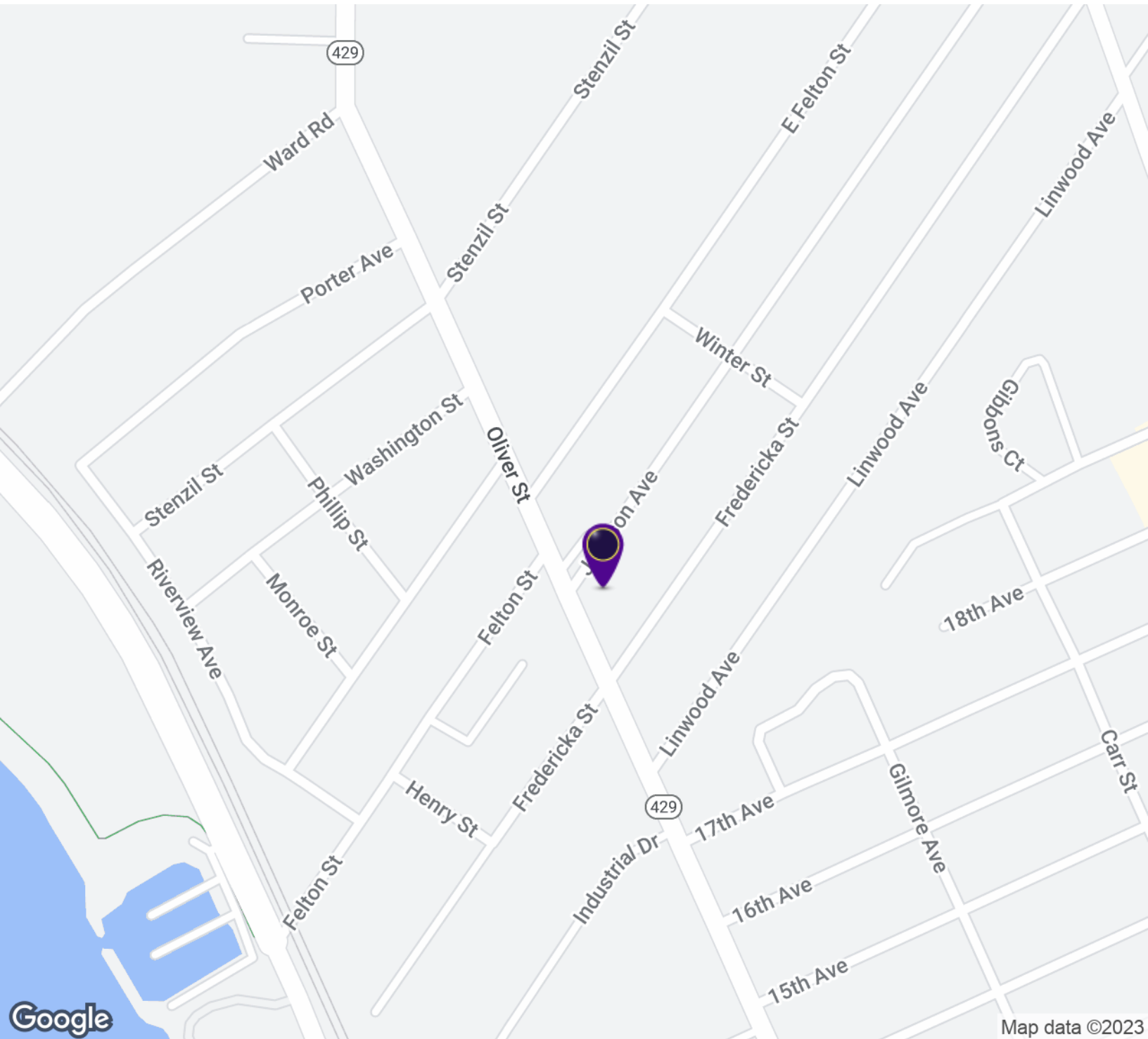
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LOCATION MAP

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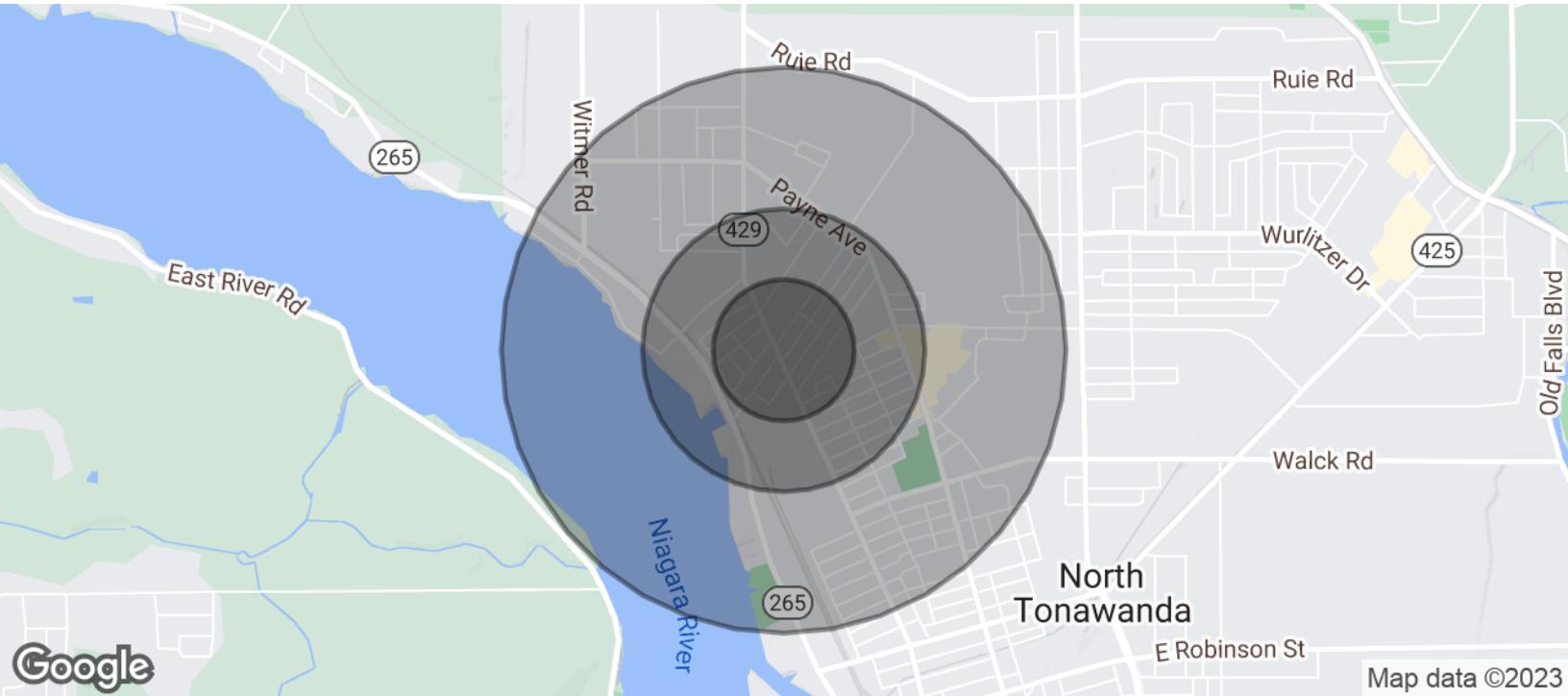
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	830	3,012	8,426
Average Age	37.0	39.0	41.3
Average Age (Male)	32.3	33.7	38.1
Average Age (Female)	42.3	44.0	43.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	417	1,481	3,978
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$51,278	\$53,411	\$60,177
Average House Value	\$107,881	\$109,620	\$118,154

* Demographic data derived from 2020 ACS - US Census



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