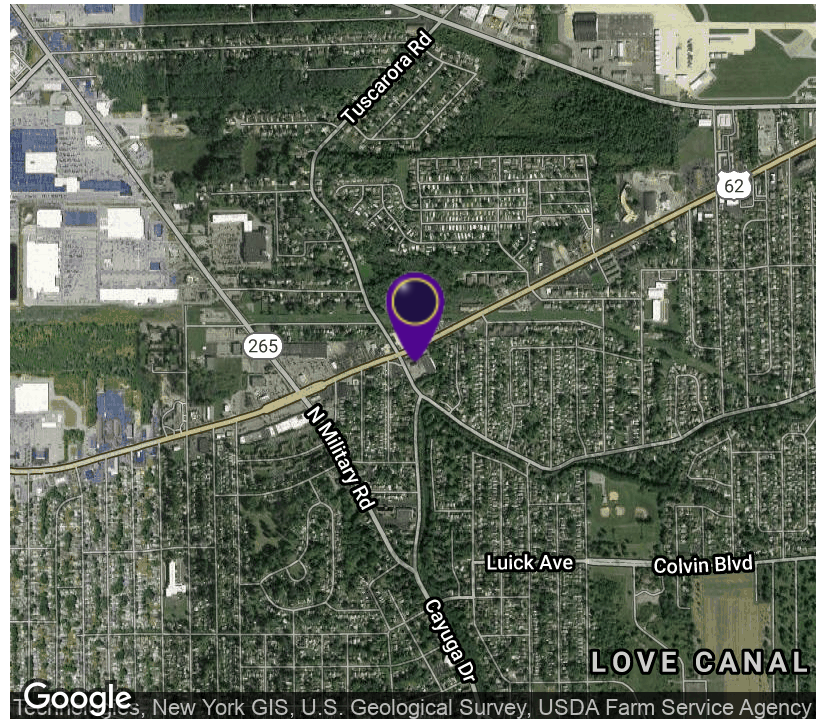


Convenient Store & Gasoline Location

8721 Niagara Falls Boulevard , Niagara Falls, NY 14304



OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	0.5 Acres
Year Built:	1986
Building Size:	2,400 SF
Price / SF:	\$197.92

PROPERTY HIGHLIGHTS

- Excellent Location
- High Traffic Volume 25,000 +/- at Corner Dailey
- HVAC, Dispensers, & (2) Double Carbon Fiber Tanks Installed New in 2010
- Lot Size 124' +/- x 192' +/- 0.5 Acres
- One 12,000 Gallon Tank with 6,000 Gallons Diesel & 6,000 Gallon E-85
- One 16,000 Gallon Tank with 12,000 Gallons Regular & 4,000 Gallon Super



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Convenient Store & Gasoline Location

8721 Niagara Falls Boulevard , Niagara Falls, NY 14304

Building Size	2,400 SF
Lot Size	0.5 Acres
Year Built	1986
Number Of Floors	1

This former Exxon-Mobil Gas Station & Convenient Store is a great location on Niagara Falls Blvd & Tuscarora Rd, at the traffic signal near Military Rd intersection. One 12,000 Gallon Tank with 6,000 Gallons Diesel & 6,000 Gallon E-85 & One 16,000 Gallon Tank with 12,000 Gallons Regular & 4,000 Gallon Super. Currently 700 +/- square feet of the building being used as successful convenient store, great income potential with remaining 1,500 square feet which includes 3 bay garage that is currently in the process of remodeling for an expansion of Convenient Store. New HVAC and recently leveled floors. Overhead doors in rear installed in 2010. Sales were \$32,500 +/- per month inside with 650,000 +/- gallons of fuel volume per year prior to closing a few months ago.

Located on Niagara Falls Boulevard at the intersection of Tuscarora Road in the shopping district of Niagara Falls. Minutes from the Niagara Falls Fashion Outlet Mall, Canadian Border, New York Thruway I-190, and Niagara Falls International Airport. Located on Niagara Falls Blvd between 86th and 87th block with traffic signal access.



ADDITIONAL PHOTOS

Convenient Store & Gasoline Location

8721 Niagara Falls Boulevard , Niagara Falls, NY 14304

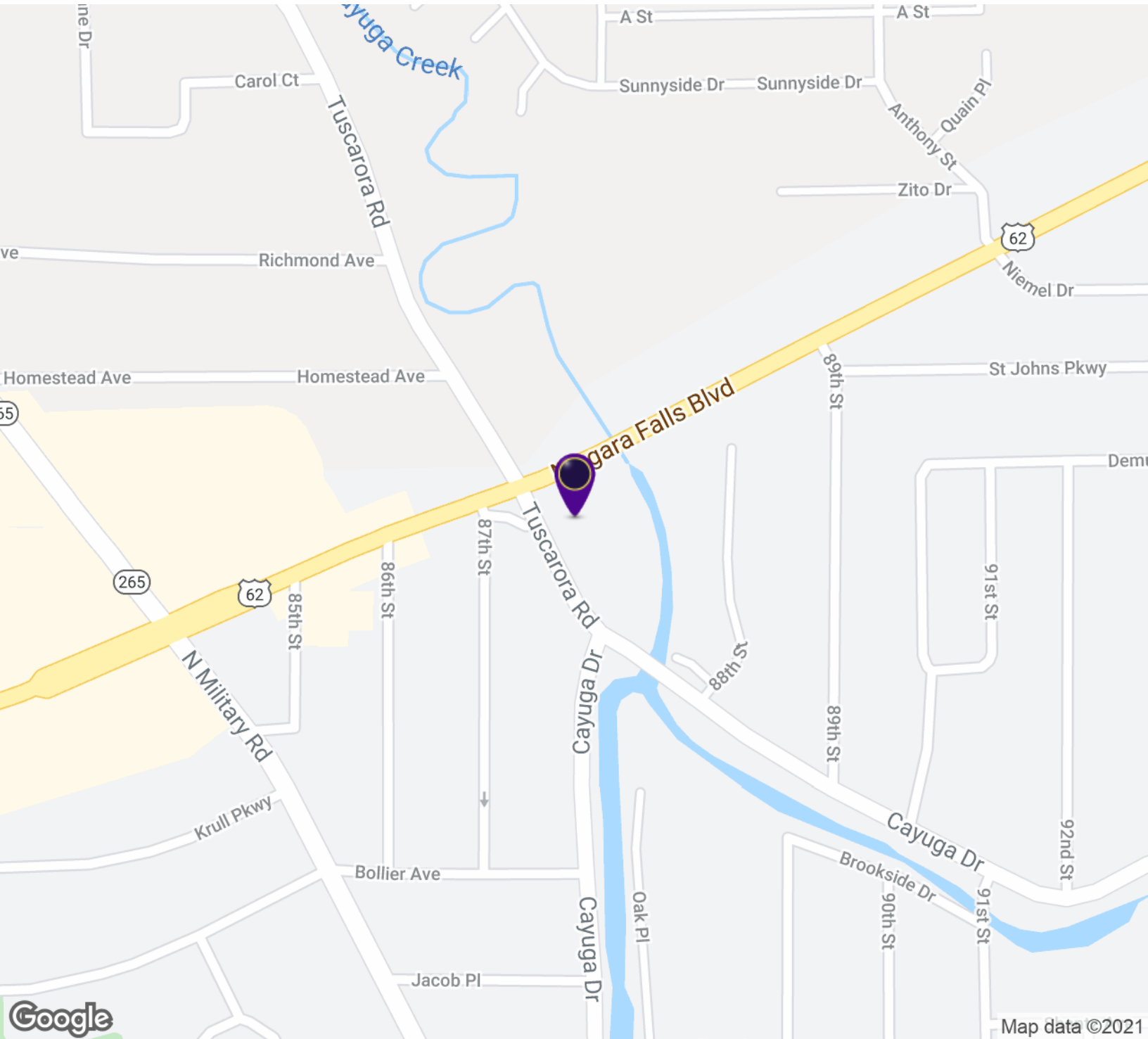


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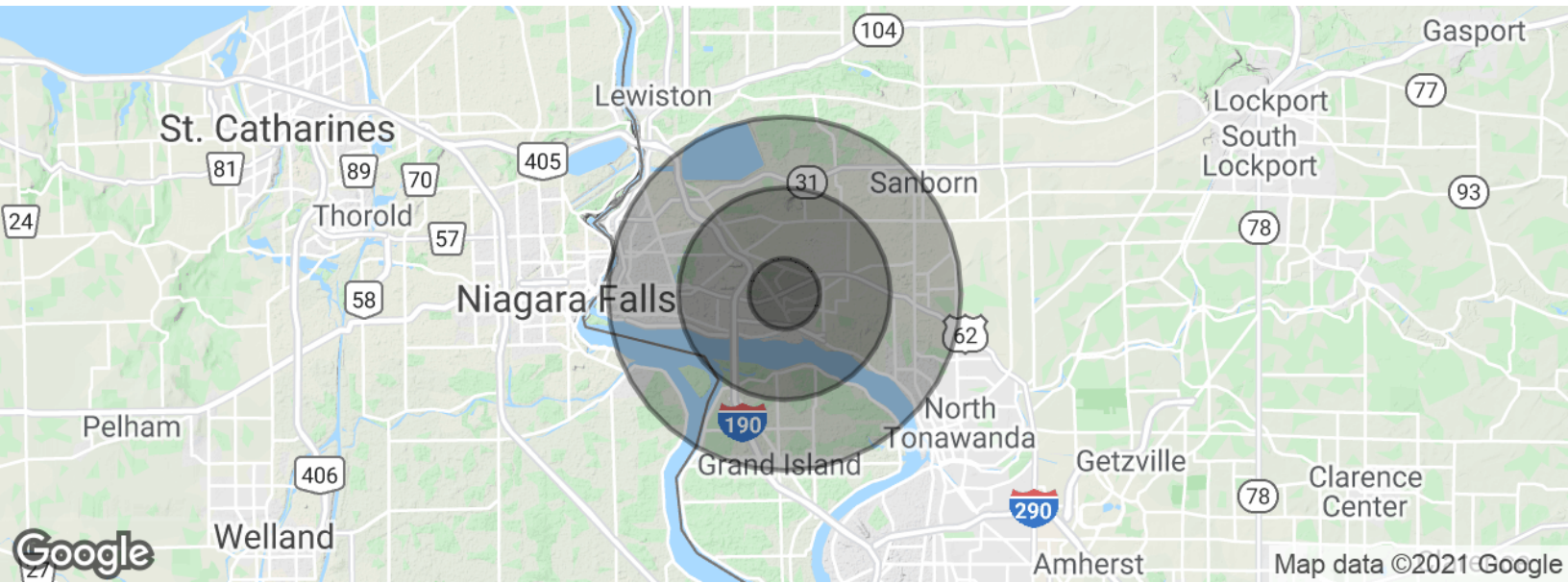


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,936	43,598	83,344
Median age	42.5	42.2	41.0
Median age (Male)	40.3	39.6	38.8
Median age (Female)	44.6	44.4	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,343	18,743	34,539
# of persons per HH	2.3	2.3	2.4
Average HH income	\$51,684	\$54,763	\$57,287
Average house value	\$93,446	\$118,996	\$127,493

* Demographic data derived from 2010 US Census



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