

Convenience Store with Gas Station



660 Englewood Ave, Tonawanda, NY 14223

For Sale



PROPERTY OVERVIEW

Address	660 Englewood Ave, Tonawanda, NY 14223
County	Erie County
Zoning	Mixed Use Neighborhood
Site Status	Tenant Occupied - Call for Lease Terms
Lot Size	.30 Acres
Road Frontage	276 Feet - Combined Two Street Frontage Englewood Ave/ Starin Ave
Building SF	1,497 SF
Year Built	1999
AADT Traffic Count	10,154 (Combined Englewood Ave & Starin Ave - NYS Traffic Viewer)
Construction Type	CMU (Concrete Masonry Unit)
Pump Equipment	Wayne Ovation
Fuel Brand	Marathon
Underground Storage	2 Underground Storage Tanks 12,000 Gal / 10,000 Gal Above Ground Storage Tank 280 Gal / Kerosene Tank Tank Type: Fiber Glass Reinforced Plastic
Signage	Pylon Sign with LED Price Display
Sale Type	For Sale By Owner
Fuel Volume	Available Upon Request
Asking Price	\$795,000

EXECUTIVE SUMMARY

Reid Petroleum, LLC presents a rare opportunity to acquire both real estate and fuel facility, located on the corner of Englewood Avenue and Starin Avenue within the Town of Tonawanda, Erie County, New York. This property occupies a prominent .30-acre corner site with 276 feet of frontage along a signalized commercial corridor experiencing AADT of 10,154, providing exceptional visibility and access. The site sits within a dense residential trade area, with a population of 27,892 in a 1 mile radius. The 1,500 square foot CMU-constructed store was originally built in 1999, features three curb cuts for entry and exit, a 6-door walk-in cooler, and is supported by a pylon sign with digital LED price display that maintains continuous roadside presence.

This offering 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 tank and a 12,000-gallon tank- plus a 280-gal-lon above ground kerosene tank. The fuel facility has recently rebranded Marathon with bright new canopy fascia and fuel pump graphics. 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

660 Englewood Avenue is located in the Town of Tonawanda, an established inner-ring suburb directly north of the City of Buffalo in Erie County, New York. The property sits within the Buffalo-Cheektowaga MSA — a market of roughly 1.16 million residents — and falls within the North submarket of the Buffalo-Niagara Falls retail and commercial real estate market. The broader regional economy is anchored by major institutional employers including the University at Buffalo South Campus, supporting stable regional employment and housing demand.

The surrounding trade area is a mature, densely developed residential community anchored by a stable mix of single-family and multi-family housing, further reinforced by nearby retail anchors, apartment communities, and schools that drive consistent day-to-day trip generation. The property is served by the Kenmore-Town of Tonawanda Union Free School District, one of the larger and longer-tenured suburban districts in Erie County. Englewood Avenue links the neighborhood’s principal commercial corridors and provides convenient access to the broader Buffalo-Niagara roadway network, giving the property strong local accessibility and a consistent base of drive-by traffic that supports its long-term viability.

DEMOGRAPHICS AND TRAFFIC



27,892 / 177,098 / 387,986
Population -- 1 / 3 / 5 mile



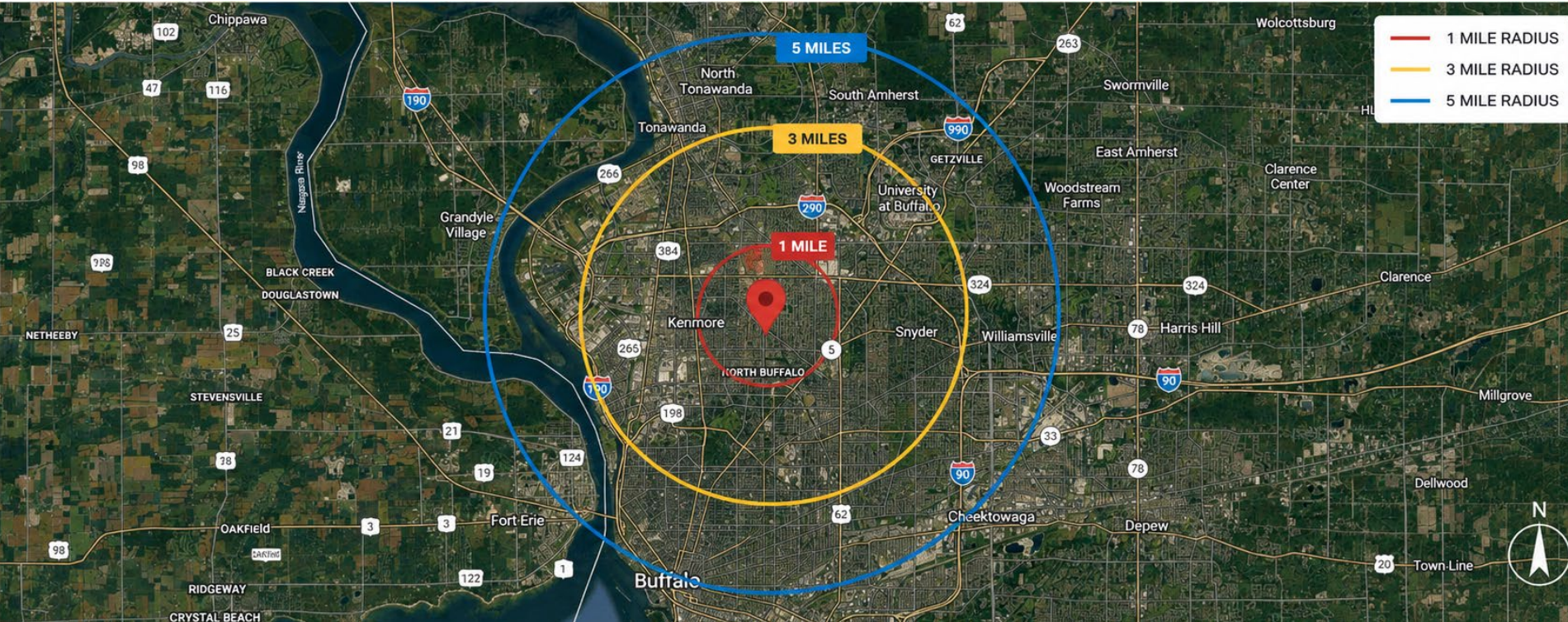
\$87,282
Avg HH Income - 1-Mile



\$74,188 / \$70,621
Avg HH Income - 3-Mile / 5-Mile



10,154 VPD
AADT Traffic Count
(Combined Englewood Ave
& Starin Ave - NYS Traffic Viewer)



CONTACT INFORMATION

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