

PRICE IMPROVEMENT! 24,320+/- SF RETAIL SPACE
638 Lake St, Wilson, NY 14172

**SALE PRICE****\$1,350,000****OFFERING SUMMARY**

Lot Size:	2.45 Acres
Year Built:	1908
Building Size:	24,320 SF
Zoning:	Commerical
Price / SF:	\$55.51

PROPERTY OVERVIEW

Located in the heart of the Village of Wilson just steps from the Lake Ontario waterfront, this unique commercial property offers an excellent opportunity for investors or owner-operators seeking a presence in one of Western New York's most charming harbor communities. Positioned along Lake Street, the property benefits from strong seasonal tourism, steady local traffic, and close proximity to the Wilson Harbor, marinas, restaurants, and village amenities. The building features versatile commercial space suitable for a variety of uses including retail, office, service business, hospitality, or mixed-use redevelopment. Its prominent street frontage provides excellent visibility and accessibility, making it ideal for businesses that benefit from pedestrian and drive-by exposure. The surrounding area is a well-established destination for boating, fishing, and summer tourism along the Lake Ontario shoreline. Situated within minutes of Wilson Harbor and a short drive to Niagara County's major routes, the property offers convenient regional access while maintaining the charm and character of a small waterfront village. The site's flexible layout presents potential for renovation, adaptive reuse, or repositioning to capture the area's growing tourism and local business activity. The subject improvement consists of one and two story retail plaza building that contains 21,320+/- SF of finished space and 3,000+/-SF of unfinished space for a total of 24,320+/- SF of gross building area. Each tenant space has separate gas and electric with separate HVAC systems. The subject is in overall average condition with the exception of the unfinished first floor space. Permitted Uses include Retail, Offices, Restaurants and Residential. Whether you are looking to establish a business in a thriving lakeside community or invest in a property with long-term upside, 638 Lake Street presents a rare opportunity in the Village of Wilson.



NY & PA Licensed Broker

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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221

PROPERTY SUMMARY

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LOCATION DESCRIPTION

Convenient access to Lewiston, Niagara Falls, and Buffalo provides connectivity to major regional retailers and services, positioning the property to serve both the local community and visiting traffic along the Lake Ontario shoreline. The property benefits from seasonal tourism and steady local traffic, with convenient access to Niagara Falls State Park, Lewiston, and the greater Buffalo market. This strategic lakeside location offers strong visibility and access within a well-established waterfront community.

PROPERTY HIGHLIGHTS

- Prime location in the Village of Wilson near Lake Ontario and Wilson Harbor
- Excellent visibility along Lake Street
- Versatile commercial layout suitable for multiple uses
- Close proximity to marinas, restaurants, and local businesses
- Strong seasonal tourism and recreational traffic
- Ideal opportunity for owner-users or investors



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ADDITIONAL PHOTOS

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Tenant	Net Rentable
Woodcock Brothers Brewing Company	14,000
Lemon Room	800
Bank on Buffalo	960
Hair Station Salon	960
Nautical Alignment Chiropractic & Massage	800
Savage Winery	3,000
Wilson Wellness	800
Unfinished Space	<u>3,000</u>
Total	24,320



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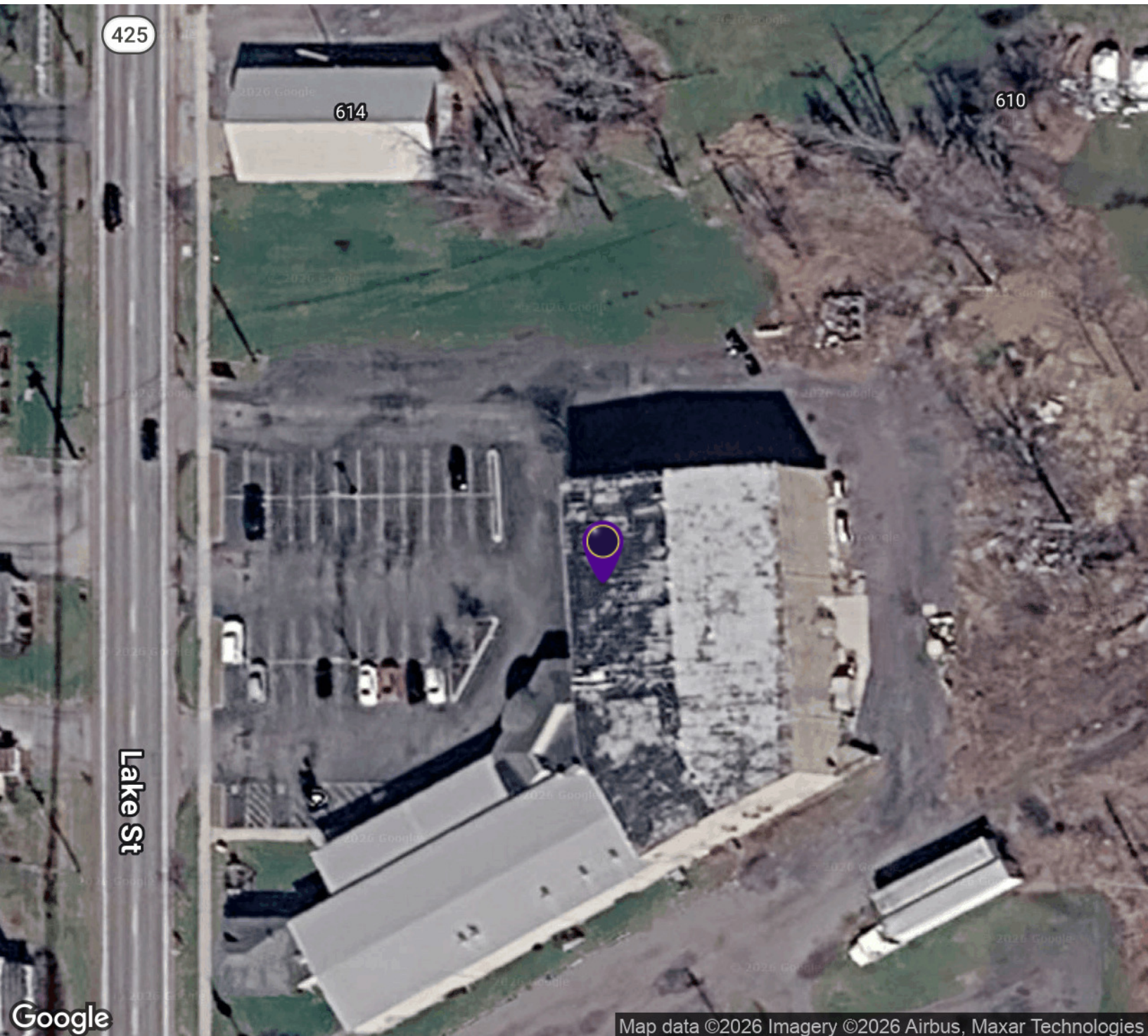
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LOCATION MAP

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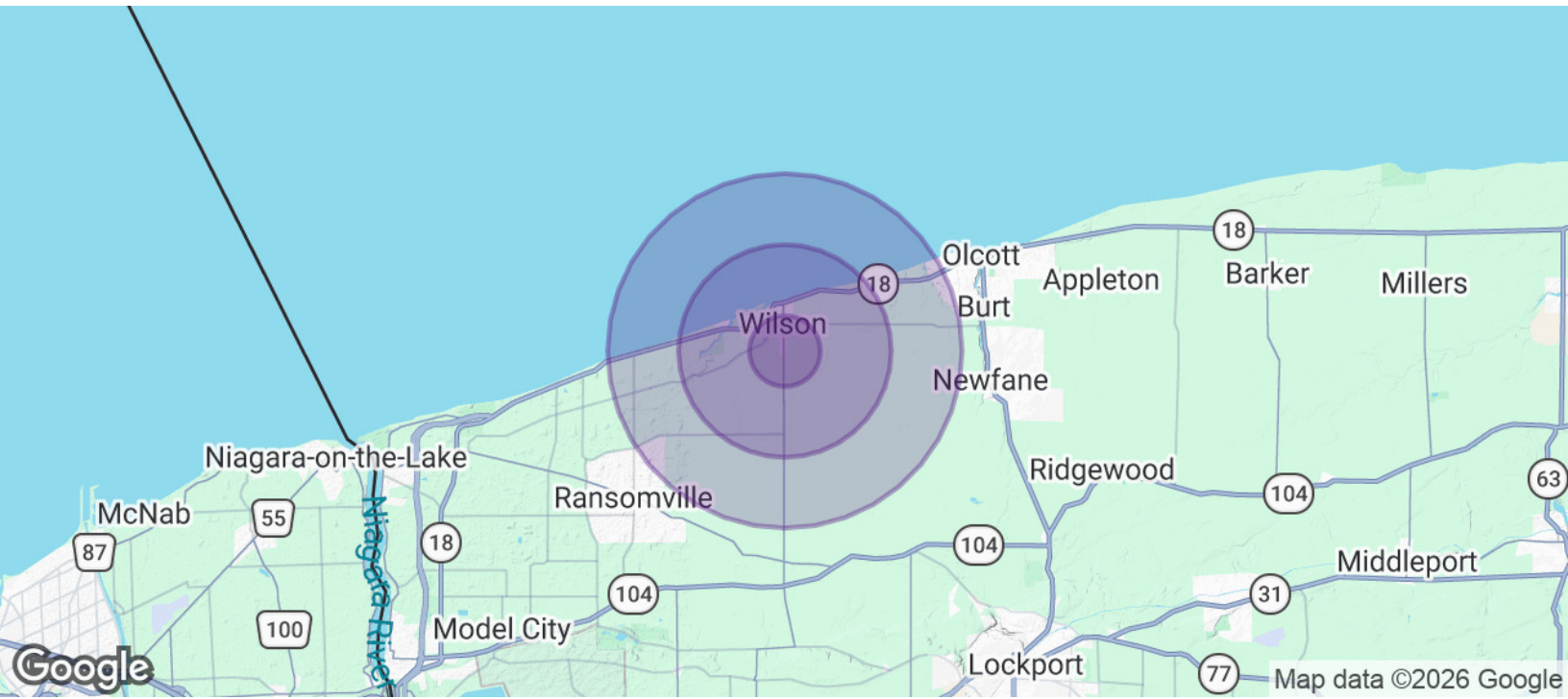
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,045	3,112	6,158
Average Age	48.1	47.6	47.3
Average Age (Male)	49.1	48.2	47.5
Average Age (Female)	46.5	47.1	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	469	1,331	2,552
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$81,824	\$90,967	\$95,795
Average House Value	\$167,164	\$179,858	\$185,753

2023 American Community Survey (ACS)



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