

Sites Available

Sheldon Elementary School

This school was closed in September 2015. This is a great building for a call center, apartment complex, or assisted living. Only a 20 minute drive from East Aurora. The building recently appraised at \$220,000.



County:	Wyoming	Price:	Negotiable
Former Use:	Elementary School	Lease:	Negotiable
Zoning:	Commercial/Residential	Terms:	Negotiable

FEATURES

Square Footage	46,560 sq. ft.
Ceiling Ht. Center	N/A
Ceiling Ht. Eaves	N/A
Column Spacing	N/A
Floor Thickness (in):	6
HVAC	Yes

SPECIFICATIONS

Multiple Tenants	No
Sub-Division Permitted	Yes
Acres/Additional Acres	15.5
Empire Zone	No
Parking Spaces	50 +

UTILITIES

Electrical Service:	NYS Electric & Gas
Water Service:	Varysburg
Sewer Service:	Private
Natural Gas Service:	Rochester Gas & Electric
Telecom Service:	Verizon

CONSTRUCTION

Built:	1958
Additions:	Addition 2001
Exterior:	Masonry
Interior:	Masonry
Roof:	Metal

ACCESS

Closest Highway:	NYS Route 98 & 20A
Miles to Highway:	.25
Closest Interstate:	Route 400
Miles to Interchange:	14
Rail Service:	No
Closest Airport(s):	Buffalo Niagara International

FACILITIES

Dock High Doors:	N/A
Dimensions:	N/A
Drive-In Doors:	N/A

CONTACT: James M. Pierce, Executive Director, Wyoming County Industrial Development Agency
PHONE: (585) 786-3764 | **EMAIL:** jpierce@wycoida.org | **WEBSITE:** www.wycoida.org