

## Sites Available

### Sheldon Elementary School Building

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.

2588 School Road, Sheldon, New York 14167



|                    |                        |               |            |
|--------------------|------------------------|---------------|------------|
| <b>County:</b>     | Wyoming                | <b>Price:</b> | Negotiable |
| <b>Former Use:</b> | Elementary School      | <b>Lease:</b> | Negotiable |
| <b>Zoning:</b>     | Commercial/Residential | <b>Terms:</b> | Negotiable |

#### FEATURES

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

#### SPECIFICATIONS

|                               |      |
|-------------------------------|------|
| <b>Multiple Tenants</b>       | No   |
| <b>Sub-Division Permitted</b> | Yes  |
| <b>Acres/Additional Acres</b> | 15.5 |
| <b>Parking Spaces</b>         | 50 + |

#### UTILITIES

|                             |  |
|-----------------------------|--|
| <b>Electrical Service:</b>  | NYS Electric & Gas                               |
| <b>Water Service:</b>       | Varysburg  |
| <b>Sewer Service:</b>       | Private  |
| <b>Natural Gas Service:</b> | Rochester Gas & Electric                         |
| <b>Telecom Service:</b>     | Verizon, Fractional T1 line<br>1.5 mbps capacity |

#### CONSTRUCTION

|                   |               |
|-------------------|---------------|
| <b>Built:</b>     | 1958          |
| <b>Additions:</b> | Addition 2001 |
| <b>Exterior:</b>  | Masonry       |
| <b>Interior:</b>  | Masonry       |
| <b>Roof:</b>      | Metal         |

#### ACCESS

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

#### FACILITIES

|                         |     |
|-------------------------|-----|
| <b>Dock High Doors:</b> | N/A |
| <b>Dimensions:</b>      | N/A |
| <b>Drive-In Doors:</b>  | N/A |

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