

# COMMERCIAL

# 12 Gould Drive

Sherburne, NY 13460



**7,794 SF • 40 Parking Spots • MLS# R1520411**

Looking for a place to run your business and live there too? Look no further - 7794+ square foot building with a 1 bedroom apartment attached to live in and oversee the business (heated by Sherburne electric). Current usage is welding shop! All large equipment already spoken for and all smaller equipment is going with the Seller. This business includes 3 tax parcels 3+ acres and plenty of room to build a home as well if desired. The 1 story building is 2274 square feet with 1 overhead door for driving vehicles into and a heavy duty large lift will remain with sale. The second building is 5520 square feet and is 2 stories this building has two overhead doors oversized for driving large vehicles in. There is also roughly a 15' x 15' metal sided/metal roof utility room that stores the oil tanks etc. The end of the building includes a 16' x 50' (with 14' ceiling) wash bay with drive through capability. If this isn't enough there is also a cement pad, deck including completely fenced in yard area to park your own RV with connections to both public water/sewer. This would make a great shop for welding, Car Repair, Body Shop etc. Bring your imagination!



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