



# WYOMING COUNTY, NY

Rural values. Global vision. Endless possibilities.



## SHELDON ELEMENTARY SCHOOL SHELDON, NY

### COMMERCIAL BUILDING - VACANT SCHOOL

- 46,500 sq. ft. Building
- 15.5 Acres
- Zoned Commercial / Residential
- Varysburg Water / Private Sewer
- NYSEG Electric & Gas
- Rochester Gas & Electric - Natural Gas
- Verizon, Fractional T1 line- 1.5mbps capacity
- Quick Access to NYS Route 400
- 36 miles to the Buffalo International Airport
- 38 miles to the Canadian Border Peace Bridge Crossing in Buffalo, NY

Wyoming County, NY is located within a 10 hour drive of 50% of the combined U.S. and Canadian population.

### GROW WITH US...

Wyoming County offers aggressive financial and tax incentives to stimulate business growth and job creation. We're ready to help you access business resources and can bundle incentives offered by New York State and the Wyoming County Industrial Development Agency, local utilities and others to help your bottom line.

#### THE WYOMING COUNTY ADVANTAGE

- **Property Tax Abatement:** Available for business expansion projects for a 10-year period on the improved value of property
- **Mortgage Recording Tax Abatement:** Equaling 1.25% of the mortgage amount
- **Sales Tax Abatement:** Provides for the abatement of sales tax on eligible purchases prior to the transaction

Contact: James M. Pierce, Executive Director | 585.786.3764 | [jpierce@wycoida.org](mailto:jpierce@wycoida.org)

36 Center Street, Suite D | Warsaw, NY 14569 | [Wycoida.org](http://Wycoida.org)