



MLS#: **R1657726** **Commercial/Industrial**
4005 N Route 60
 County: **Chautauqua** Zip: **14701**
 Town/City: **Gerry** Pstl City: **Jamestown**
 Area #: **Gerry-064489**

List Price: **A-Active \$124,900**
 Acres: **0.92**
 Cross St: **Salsibury**

Subdivision:
 TxMap#: **064489-319-017-0002-033-000**
 Addl TxMap#:
 City Nghbrhd:
 School Dist: **Cassadaga Valley**
 High School:
 Middle School:
 Elem School:

Lot Front: **125**
 Lot Depth: **288**
 Lot Shape: **Rectangular**
 Lot #: **33**
 Gr SqFt: **1,824**
 Trans Type: **Sell**
 Year Built: **1950**
 Yr Blt Desc: **Existing**
 # Photo: **31**

General Information

Category: **Business Opportunity**
 Sale Incl: **Land and Building**
 Type Bldg:
 Bus Name:
 Bus Type:
 Elec Svc: **120/240V**
 Prop Use:
 Location: **Other - See Remarks**
 Floor: **Concrete, Linoleum/Vinyl**
 Parking: **12/Dirt / Stone**
 Zoning: **51**
 Water Related Features:

Tot Units:
 # Stories: **1.0**
 # Bldgs: **1**
 Franchise: **No**
 Avail Prkg: **12**
 Mx Ceil Hgt:
 Mx OH Dr:
 On Wtrfrt: **No**
 Name:
 Basement: **None**
 Loading:

Office SqFt:
 Manuf SqFt:
 Res SqFt:
 Retail SqFt:
 Leased SqFt:
 Wrhse SqFt:
 Vacant SqFt:

Public Remarks: **There is 1,824 square feet of space that could be used for various needs such as offices, workshops or even an apartment. There is currently no heat or water in the building. The duct work and plumbing would need to be reconnected.**

Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:

Directions: **Located off of Route 60 in the left-hand side of the road, if you are coming from Jamestown.**

Lease Information

Utilities Information

HVAC Type: **No Heat**
 HVAC Fuel: **Gas**
 Electric: **Available**
 Energy Eqpt: **None**
 Type of Well:
 Grn Bld Vr Type:
 Grn Indoor Air Q:
 Grn Water Cnsrv:

Sewer/Water: **Septic System**
 Boiler Type:
 Insulation: **Fiberglass Insulation**
 Septic Location: **Right Hand Side of the Building**
 Well Location: **Right Hand Side of the Building**

Additional Information

Living Qrtrs: **Yes/Other - See Remarks**
 Available Docs: **Other - See Remarks**
 Bldg Misc: **Offices**
 Public Trans:
 Total # Residential Units:
 Studio: Docks: Yrs Estb:
 1 Bed: Rooms: Seat Cap:
 2 Bed: Trk Bays:
 3 Bed: Employees:

Constr Mtrls:
 Roof: **Metal**
 Accessibility:
 Seller Desires:

Financial Information

Possible Fin: **Cash**
 1st Mtg Bal: **\$0**
 2nd Mrt Bal: **\$0**
 Assess Val: **\$105,000**
 Gross Annl Inc:
 Annl Op Exp:
 Inc/Exp Info: **None**
 Op Exp Incl: **Other - See Remarks**
 Closed Date:

Type of Sale: **Normal**
 Equity: **\$124,900**
 Tax Info:
 Annl Spc Assess: **\$0**
 Net Op Income:

Town/Cnty Tax: **\$1,740**
 City/Vil Tax: **\$0**
 School Tax: **\$1,877**
 Total Taxes: **\$3,617**

Sale Price: DOM: **51**

Michael Peterson
 NY Licensed R.E. Broker

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