

## Building Information

### General Information 1

Building Name Multi-Use Building  
Address 14226 NYS Route 9, AuSable Forks, NY 12912  
Year Built 1940  
Description

This Commercial Building has both an established and prominent setting along Main Street in the Village of Au Sable Forks, Town of Jay; Essex County and presents an opportunity for a combination of rental, retail or office space income. Its combination of three apartments and three office or business fronts are ideal for an investor or for someone wanting retail space with the benefit of additional revenue. Its design at street level houses three separate commercial fronts and a 1 bedroom 1 bath efficiency apartment while its second story contains two additional efficiency apartment units. Currently there are two tenants occupying the building and beginning proceeds are established that will be useful to off set either start up or mortgage costs. All that is missing is an entrepreneur with a dream and a desire to be the proprietor of their very own business.

Property Status

Available

### General Information 2

Sale Price \$60,000  
Type of Location Stand Alone

### Features 1

Availbe Space 6,270 Sq. Ft.  
Type of Space Commercial

### Features 2

# of Acres 0.2  
Exterior Material Stucco, Wood

### Contact Information

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