

I-86 Commercial Land
Prospect Road
Sherman, NY 14781

\$84,500
9.040± Acres
Chautauqua County



I-86 Commercial Land
Sherman, NY / Chautauqua County

SUMMARY

Address

Prospect Road

City, State Zip

Sherman, NY 14781

County

Chautauqua County

Type

Commercial, Undeveloped Land, Hunting Land

Latitude / Longitude

42.15545 / -79.59307

Taxes (Annually)

819

Acreage

9.040

Price

\$84,500

Property Website

<https://www.landleader.com/property/i-86-commercial-land-chautauqua-new-york/41331>



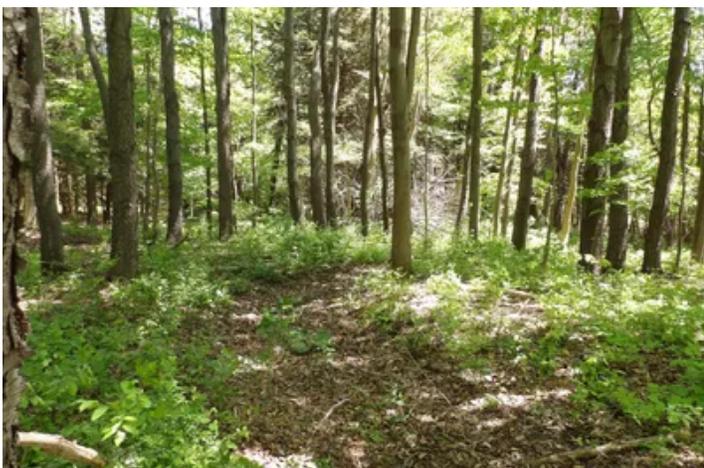
**I-86 Commercial Land
Sherman, NY / Chautauqua County**

PROPERTY DESCRIPTION

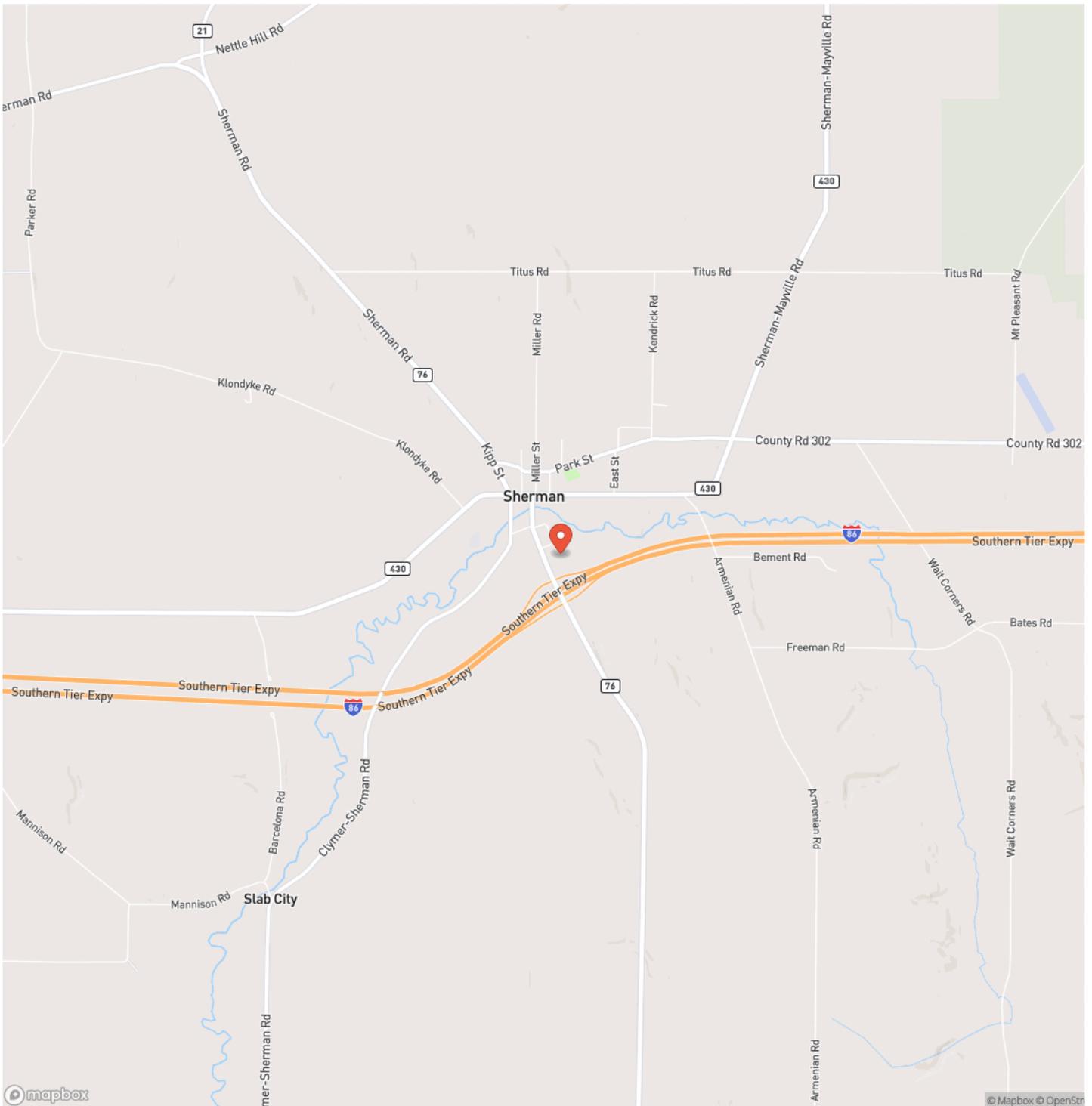
Excellent buildable property ideally located just off the Sherman Exit from I-86. The property has nearly 2 acres of open, buildable ground immediately adjacent to Prospect Road with the balance of the property being wooded. It is zoned Commercial and many business opportunities are available here. Not into the commercial aspect? The property also has hunting opportunities for deer and turkey and could be a great spot to access both Chautauqua Lake and Lake Erie from for your boating and fishing pleasures! 9+ vacant acres Zoned Highway Commercial with multiple usages allowed. A complete list is available and extensive. Village Water and Sewer along with electric and gas lines can be run to this parcel when developed. About 2 acres are level and clear and "shovel ready" with great visibility from high traffic on both Route 86 and 76. The balance is forest and scenic. Super Location for a homesite as well. Potential unlimited!



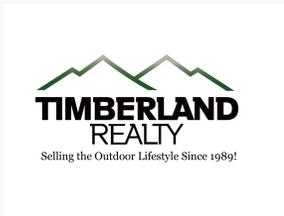
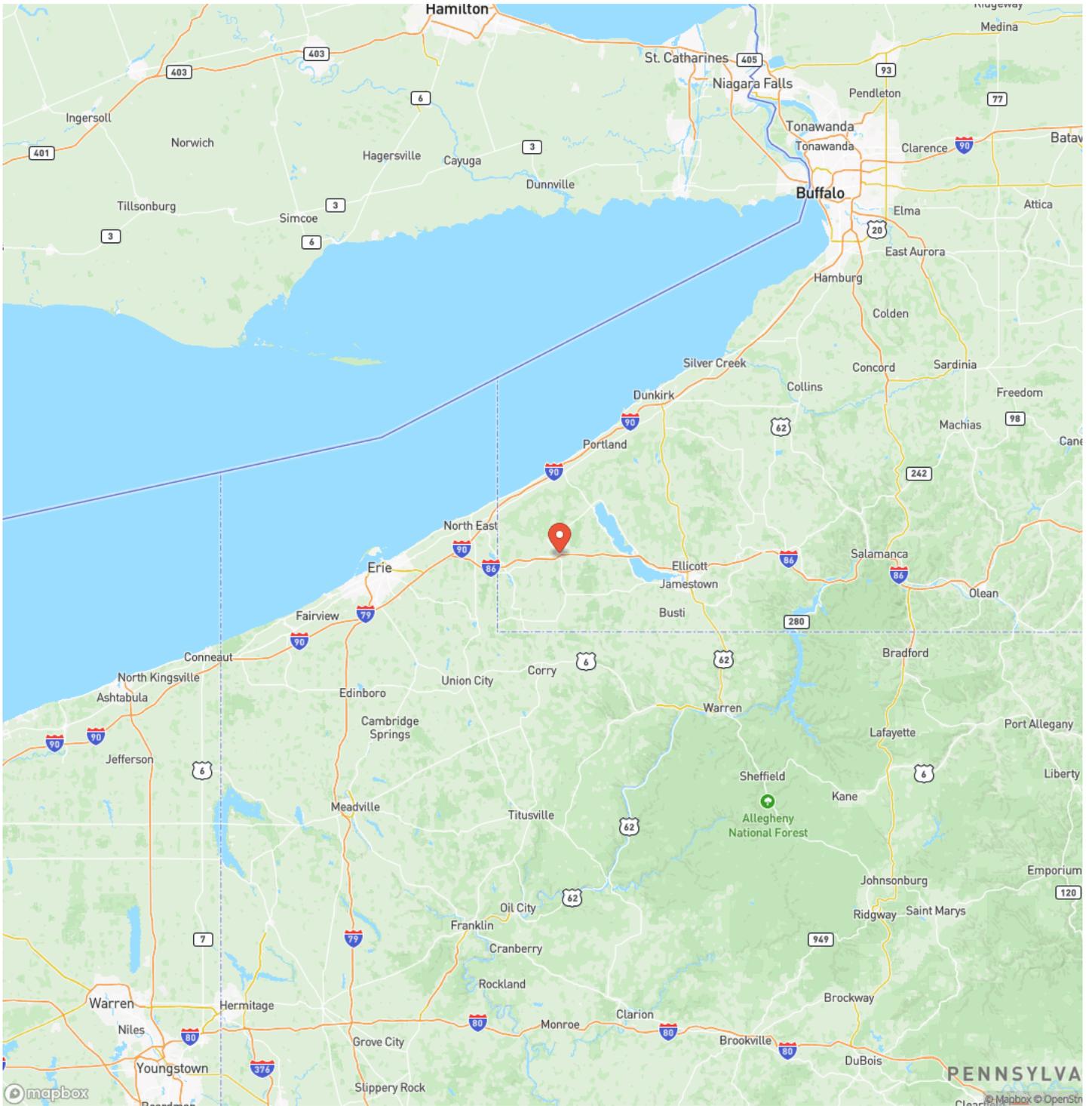
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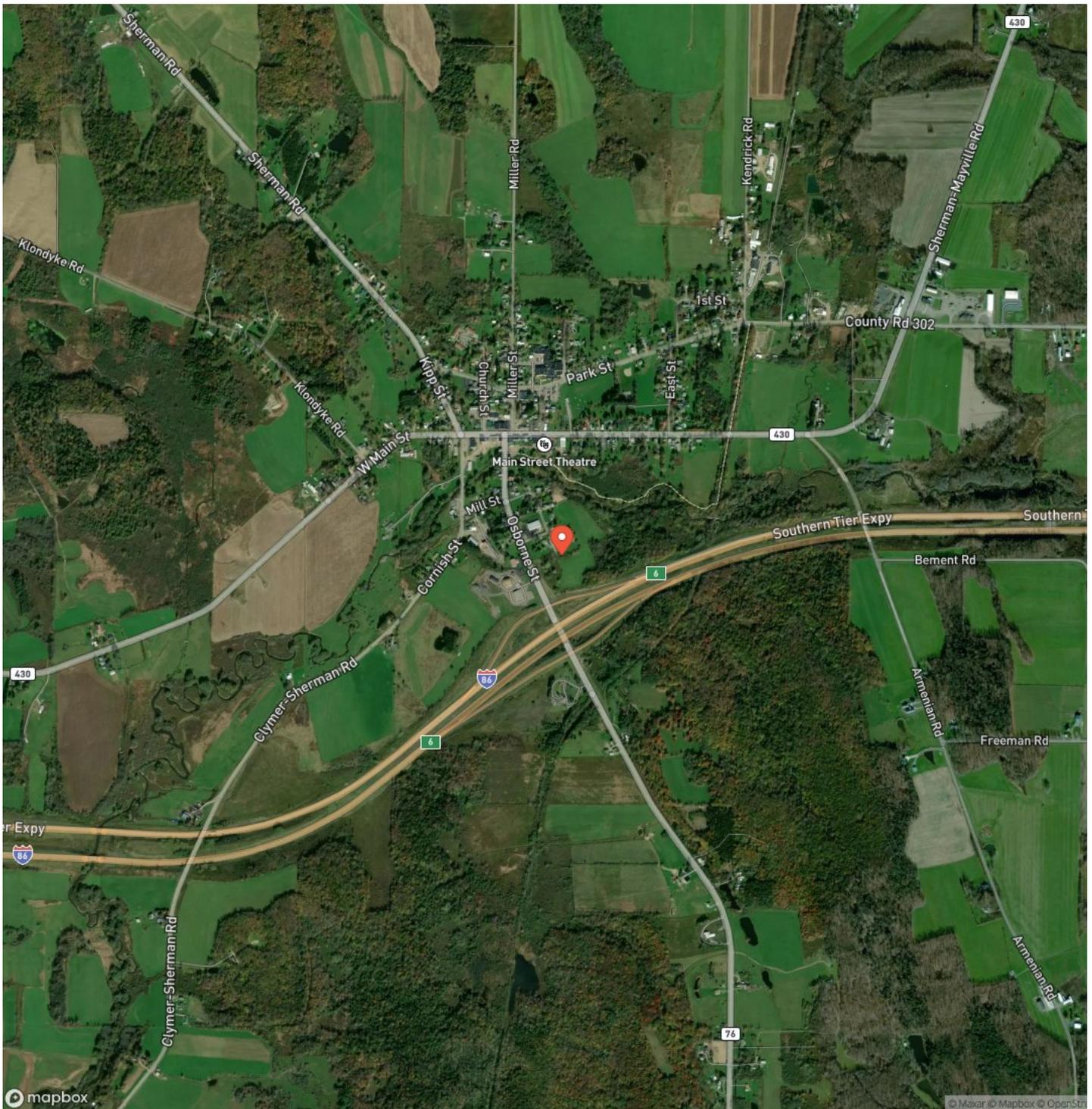
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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