

2,508 SF Heated Industrial Building + 3-Bedroom Ranch on 3 Acres (Multi-Use Zoning)

Overview

A rare multi-use industrial + residential opportunity on 3 pastoral acres in Colden, NY. This property combines a 2,508 SF heated/insulated industrial building and a 2,356 SF commercial-zoned three-bedroom ranch, allowing owner-operators, contractors, tradespeople, or investors to live onsite, run a business, or lease both structures for multiple income streams.

Industrial Building — 2,508 SF Heated & Insulated Shop

- Fully heated and insulated
- High ceilings suitable for fabrication, woodworking, auto restoration, trades, or small manufacturing
- Multiple overhead doors for equipment and vehicle access
- Parking ratio 3.19/1,000 SF (fleet-friendly)
- Contents of existing business available separately (currently a furniture refinishing shop)

Three-Bedroom Ranch — 2,356 SF (Commercial-Zoned)

- Large 2,356 sq ft home with spacious living areas
- Eat-in kitchen, big living room, sitting room with sliders to decks
- 800 sq ft finished basement with its own garage door — ideal for storage, office, or workspace
- 4-year-old Artesian hot tub
- Can function as owner residence, office space, or rental income unit

Land & Zoning

- 3 acres of pastoral land
- Zoned multi-use — supports industrial, residential, office, or mixed operations
- Updated roofs, siding, windows, furnace, electrical

Investment & Income Potential

- Live onsite and operate your business next door
- Lease the shop, the home, or both
- Convert the house to office suites or shop to contractor bays
- Multi-use zoning allows flexible configurations

Location

- Exceptionally drivable (100/100) — ideal for business access
- Minutes to Colden center, East Aurora, Orchard Park, Springville
- Quick access to Route 219, providing a direct commercial corridor to Springville, Hamburg, and Buffalo — a major advantage for contractors, trades, and fleet operations.

Contact

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