

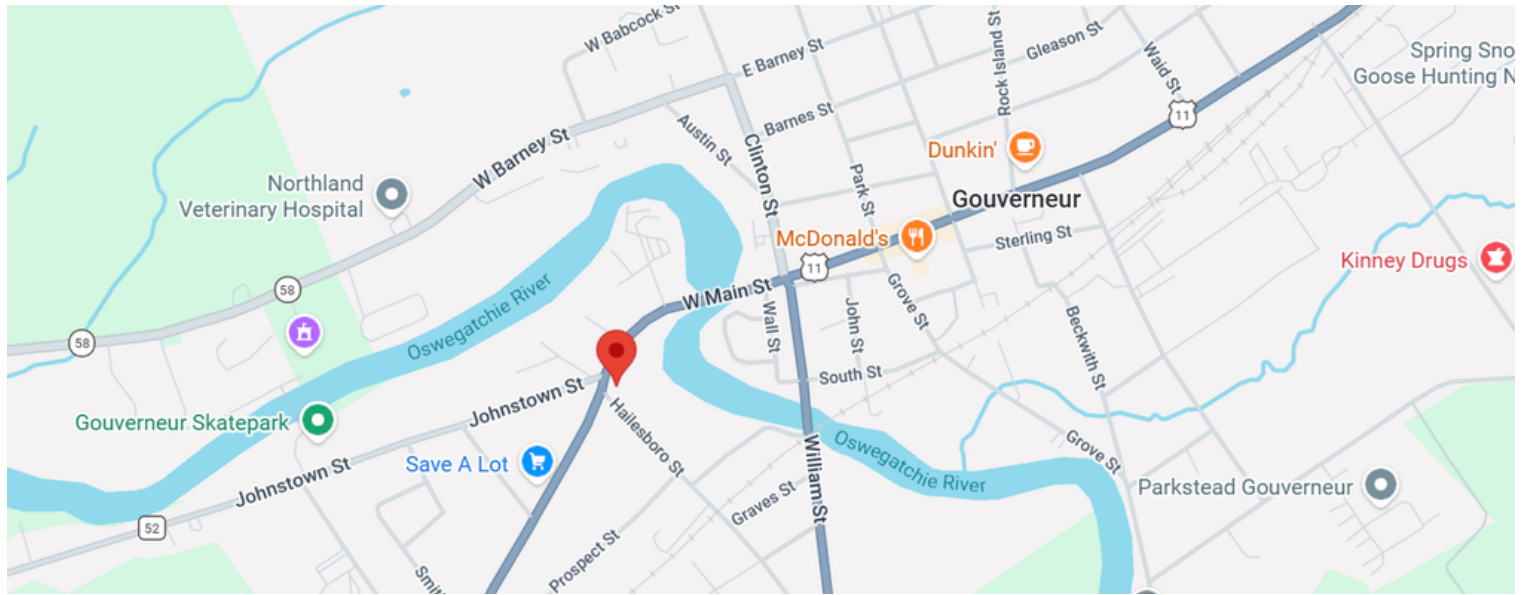
COMMERCIAL BUILDING FOR SALE

137 W. MAIN STREET, GOUVERNEUR, NY 13642

\$199,000



ACROPOLIS REALTY GROUP, LLC
115 E JEFFERSON STREET, SUITE 300
SYRACUSE, NY 13202
WWW.ACROPOLISREALTYGROUP.COM



This commercial building offers a rare opportunity to acquire a stabilized, income-producing asset in Gouverneur, NY. This property benefits from excellent visibility, steady local traffic, and proximity to shops, services, and community anchors that drive daily foot activity. The village is known for its walkable downtown, historic character, and strong sense of community. The biggest advantage of this property is its existing tenant, allowing a new owner to step into instant rental income. This provides immediate cash flow, low vacancy risk, established occupancy history & hands off investment potential ideal for both new and seasoned investors.



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HIGHLIGHTS

- 1,508 SQFT.
- AADT: 10,061
- Current tenant Rent: \$1,700/month- NNN
- Current tenant lease term: 4 years remaining with a 5 year option to renew
- Low operating expenses for new owner



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