

MISSION

COMMERCIAL REALTY

Office/Retail Space for Lease in Spencerport 191 S. Union Street



- **Address:** 191 S. Union Street, Spencerport, NY 14559
- **Location:** Across from the Tops entrance, adjacent to the Sunoco gas station
- **Building Size:** 8,307 square feet
- **Space Available:** Suites can be configured from 1,827 sq. ft. up to 4,455 sq. ft.
- **Rental Rate:** \$14/sq. ft. for the first year including “vanilla box” build-out, base year taxes, common area maintenance and building insurance
- **Tenant Costs:** Tenant pays for their utilities and janitorial service
- **Parking:** Free onsite parking
- **Additional Info:** Unique opportunity to have prime retail or office space right in the heart of the Village of Spencerport. Owner will complete a brand new “vanilla box” build-out included in the base rent. Additional modifications will be negotiated on a case-by-case basis. Great visibility and an excellent opportunity for a custom space to be built-out to a tenant’s exact specifications.

For More Details, Contact Carly Rohlin at 585-330-1162

Mission Commercial Realty, LLC

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