

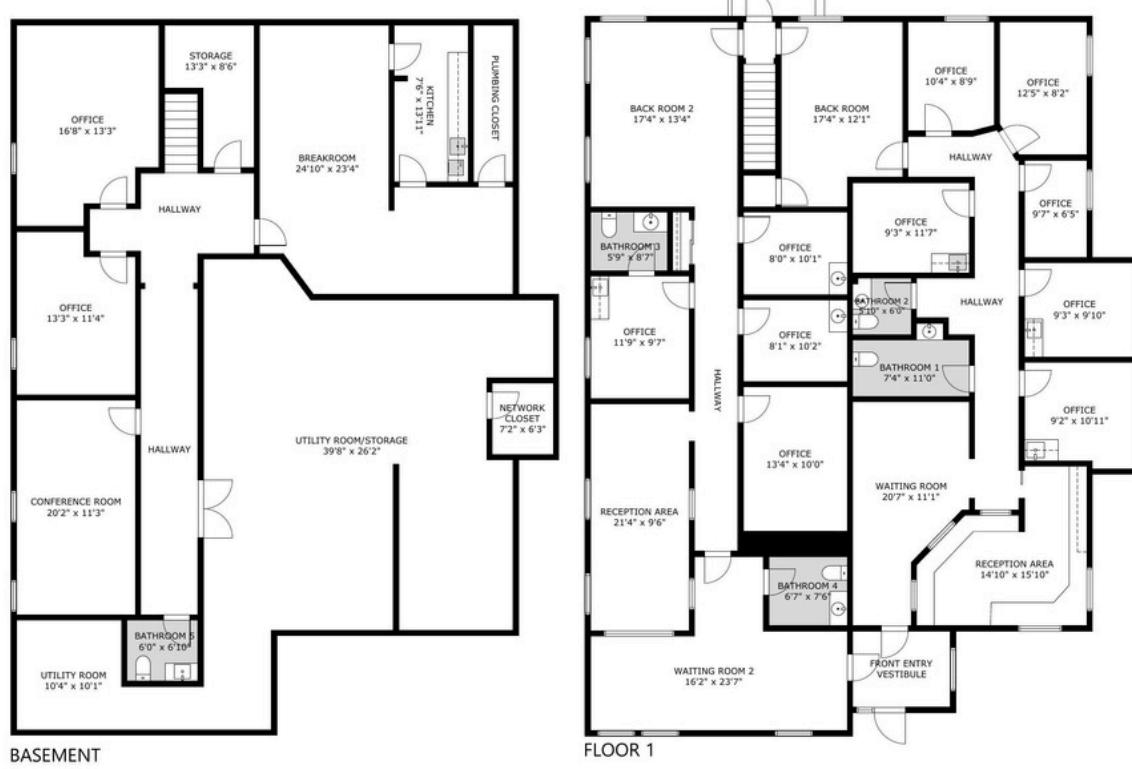
# 199 Parrish Street

Canandaigua Lake

RT-5&20

199 Parrish Street | Canandaigua, NY 14424





Located directly across from UR Thompson Hospital, this well positioned former medical office building presents an exceptional opportunity for healthcare operators, professional practices, or investors seeking a strategic presence within Canandaigua's established medical corridor and Health Related District.

The two floor 6,208± square foot facility was constructed in 1991 and sits on a generous 0.62-acre parcel with ±31 on site parking spaces, including scenic views of Canandaigua Lake from the rear lot. An uncommon feature for medical facilities, creating an elevated setting for patients, providers, and staff.

Designed to accommodate dual practice occupancy, the building previously housed two separate medical users and is efficiently configured with over 12 private office or treatment rooms, multiple conference and consultation rooms, 5 restrooms across both floors, and a full kitchen and staff break room. One half of the building was renovated in 2007 by the former owner occupant, providing updated finishes and modernized clinical layouts.

Mechanical infrastructure includes two forced air HVAC systems (2010), three supplemental mini-split units for enhanced temperature control (2010-2012), backup generator (2013), and dual 200 amp electrical panels, offering operational reliability and flexibility for medical, clinical, or office users. The building has a single gas meter.

The property benefits from strong healthcare adjacency and referral-driven traffic. Nearby providers include Dental and Orthodontic Offices, Eye Care Centers, UR Medicine Laboratories, Lakeside ENT and Allergy, and other specialty healthcare providers such as Gastroenterology Practices and Hearing Aid Centers.

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[3D TOUR](#)

