

LEASE

6300 W PORT BAY ROAD

6300 W Port Bay Rd Wolcott, NY 14590



OFFERING SUMMARY

Lease Rate:	\$825.00 per month (Gross)
Building Size:	9,190 SF
Available SF:	684 SF
Lot Size:	589,320 SF
Year Built:	1998
Zoning:	03

PROPERTY OVERVIEW

Approximately 684 SF of retail/office space, lots of natural light, ample parking, perfect for a beauty salon, or a small office use.

PROPERTY HIGHLIGHTS

GREAT ROAD FRONTRAGE
AMPLE PARKING
GROSS LEASE RATE
RATE INCLUDES UTILITIES
PLEANTY OF NATURAL LIGHT

Mercedes Brien
(585) 330-4890



COLDWELL BANKER
COMMERCIAL
CUSTOM REALTY

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Nestled in the northeastern corner of Wayne County, Wolcott offers a perfect blend of peaceful country living with easy access to the amenities and opportunities of both Rochester and Syracuse. The town is renowned for its rich agricultural heritage, particularly in apple farming, which adds vibrant colors to our landscape each season.

With the stunning backdrop of Lake Ontario and the convenience of being just a short drive from urban centers, Wolcott provides both residents and visitors with scenic views, outdoor recreation, and a strong sense of community.

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