

# 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 FRONTAGE**

**AMPLE PARKING**

**GROSS LEASE RATE**

**RATE INCLUDES UTILITIES**

**PLENTY OF NATURAL LIGHT**

**Mercedes Brien**  
(585) 330-4890



**COLDWELL BANKER  
COMMERCIAL**  
CUSTOM REALTY

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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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