

45-47 Ellicott St.
 available lease space
 +/- 18,000 sf



Property Details

Property Type: Commercial Lease
Square Feet: 18,000
Year Built: 1995
School District: Batavia City School Dist.
Listing ID: B1658688
Offered at: \$7.00 /SF/YR



45-47 Ellicott Street

Batavia NY 14020

Presented by
Gavin Townsend



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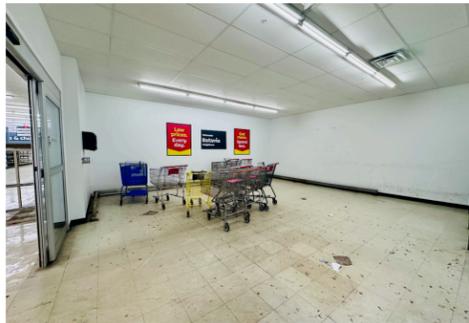
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97 Main Street, Batavia, NY 14020





Prime Downtown Batavia Grocery Opportunity! Available for Lease: Approximately 18,000 sq ft commercial space in the heart of downtown Batavia, centrally located between Buffalo & Rochester. Situated on Ellicott Street (Route 63), this highly visible corner property offers strong vehicle & foot traffic, public parking, & excellent accessibility. The space has been home to a grocery store for decades, making it ideal for grocery, food retail, or other high-traffic commercial uses. Its downtown location places it near restaurants, cafés, offices, local businesses, community attractions, & surrounding residential neighborhoods, supporting steady daily activity & customer flow. The area is further strengthened by existing housing, incl. 10 established market-rate apartments on the 2nd floor. Convenient access to East Main Street (Route 5) & the New York State Thruway (I-90) enhances regional connectivity. This is an excellent opportunity to establish or expand a business in a proven, walkable retail location with long-standing community presence & strong visibility.

