

# 8 N MAIN STREET

8 N Main Street  
Pittsford, NY 14534



RETAIL PROPERTY FOR LEASE



**Brian Donovan**  
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NY #10491202934



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## PROPERTY DESCRIPTION

2,250 SF office/professional services building in excellent condition. The building offers two floors and multiple entrances, as well as off-street parking. Landlord does a CAM reconciliation yearly. Taxes are \$13,378.77/yr, and Insurance is \$1,021.63/yr. Utilities are not included. CAM includes snow removal and landscaping. Tenant can handle snow removal and landscaping separately if so desired.

## LOCATION DESCRIPTION

Located in the center of the idyllic Village of Pittsford, this building is in a highly walkable area, with sidewalks and street parking, off street parking, and is surrounded by numerous local restaurants, businesses, and retail shops. Pittsford is a suburb in the southeastern region of the Rochester MSA, less than 15 minutes from downtown Rochester. Located along the Erie Canal Heritage Trail, residents outside of the Village often bike or walk as families to and from the Village to enjoy the many local shops and restaurants.

## PROPERTY HIGHLIGHTS

- Off street parking
- Building is in excellent condition
- Incredible demographics in surrounding community
- Walkable neighborhood

SPACES	LEASE RATE	SIZE (SF)
Available Space	\$2,500 per month	2,250

## VIRTUAL 3D TOUR

<https://my.matterport.com/show/?m=Lruq7G2LKx5>



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**8 N. MAIN ST**  
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OFFICE / PROFESSIONAL  
SERVICES



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