

**For Lease - 44 Washington Ave - Negotiable Price**  
**44 Washington Ave, Auburn, New York 13021**



#### **Listing Contact - 1**



**Gina Speno**

2815 Monroe Ave, Rochester, New  
York 14618  
Work: 585-615-1102

**Venture Brokerage Group**



#### **Description**

» Multiple uses including, warehouse, office, retail and more» Parking in the front with rear loading dock» Excellent visibility with monument signage available &» HighTraffic Counts: 21,064 VPD on Arterial Highway W» Prime location just off Arterial Highway W in the heart ofthe City of Auburn and within walking distance to CayugaCommunity College, Auburn Community Hospital &»downtown Auburn» Less than 3 miles from Auburn Plaza, Walmart, Lowes &» BJs

Basic Information	
Price:	Negotiable
Property Type:	Mixed Use
Available Space:	4000.0 SF
REB Listing ID:	COM342

Details
Listing Details

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.