

**For Sale OR For Lease - 1260 Lyell Ave - Negotiable Price  
1260 Lyell Ave, Rochester, New York 14606**



**Listing Contact - 1**



**Janell Vanegas  
Principal**

**NYS Licensed Real Estate Broker**

2815 Monroe Ave, Rochester, New York 14618

Work: 585-615-1102

Mobile: 585-615-1102

**Venture Brokerage Group**



**Listing Contact - 2**



**Michael Casserino  
NYS Licensed Real Estate  
Salesperson**

2815 Monroe Ave, Rochester, New York 14618

Work: 585-615-1102

**Venture Brokerage Group**



### Description

Available for sale or lease: Former Rochester Optical outlet on the corner of Lyell Avenue & Mt Read Boulevard. 23,000 SF Flex Building on 1.6 Acres Current floor plan includes approximately one-third retail/office space plus light manufacturing space

### Basic Information

Price:	Negotiable
Property Type:	Industrial/Warehouse use
Property Subtype:	Flex Space
Available Space:	23000.0 SF
Total Building:	23,000 SF
Lot Size:	1.6 Acres
REC Listing ID:	COM371

### Details

#### Listing Details

Lot Size:	1.6 Acres
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