

**For Lease - 197 199 North St - Negotiable Price
197 199 North St, Auburn, New York 13021**



Listing Contact - 1



**Gina Speno
NYS Licensed Real Estate
Salesperson**

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

Venture Brokerage Group



Description

Two new commercial buildings, combined 16,000 SF available with optional drive-through» At intersection of North Street & Standard Avenue providing direct access to Route 5 & 20 (Grant Avenue-Traffic Counts:25,143 VPD) and the busiest retail corridor in Auburn» Vanilla box ready with 14' - 16' ceilings & ample parking» Located at the intersection of Route 34 and Standard Avenue(Traffic Counts 12,949 VPD)» Standard Avenue runs directly into Route 5 & 20 (Grant Avenue 25,143 VPD)» Located just 0.30 miles from Prison City North Street (UrbanFarm Brewing) generating over 120,000 visitors annually» Just 0.38 miles from Auburn Community Hospital & new 14million dollar cancer treatment center under construction

Basic Information	
Price:	Negotiable
Property Type:	Office
Property Subtype:	Office/Retail
Available Space:	1263.0 SF
REC Listing ID:	COM425

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.