

FOR LEASE

2070 LYELL AVE
ROCHESTER, NY 14606

DENTAL/MEDICAL SUITE



Property Details & Highlights

- 6 Operatories
- Spacious layout
- Full Basement
- Partially Equipped (Dental)
- Partially Equipped (Dental)
- Suitable for office/medical/retail
- Traffic Light Access Corner Site



MIXED USE
RETAIL/OFFICE



1 Story



2,885
SQ. FT.



30 SPACES



FRONTAGE

180 FEET

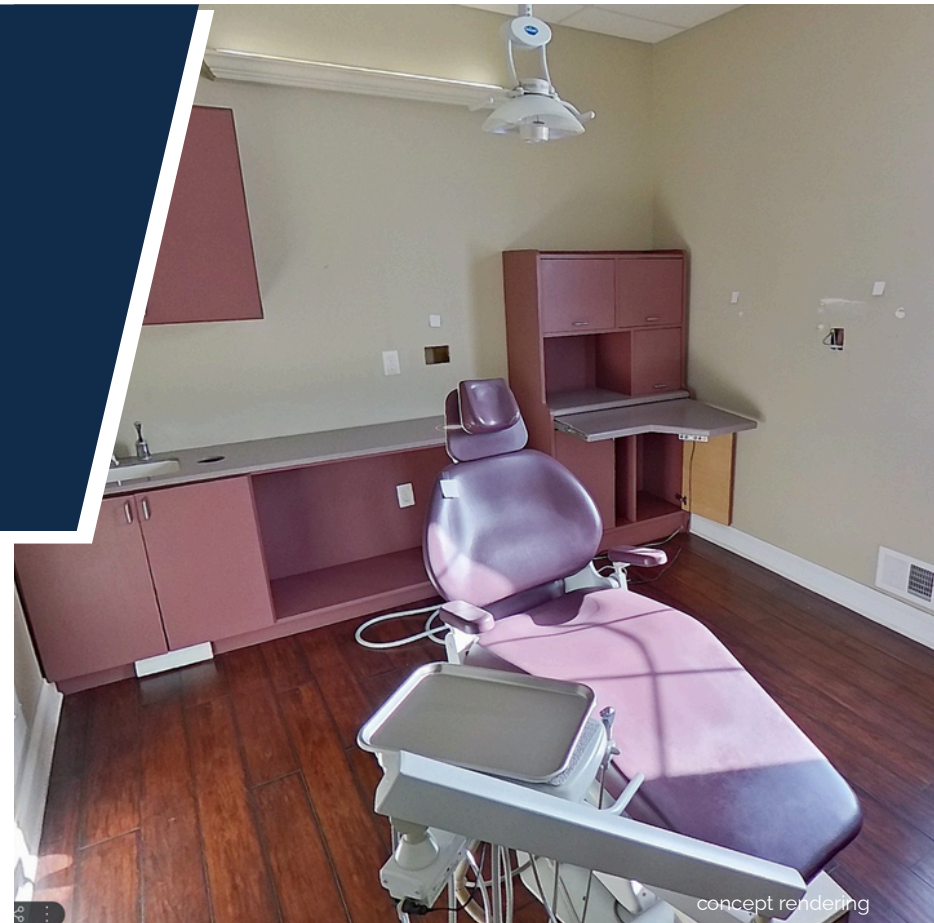
Exclusively Listed By

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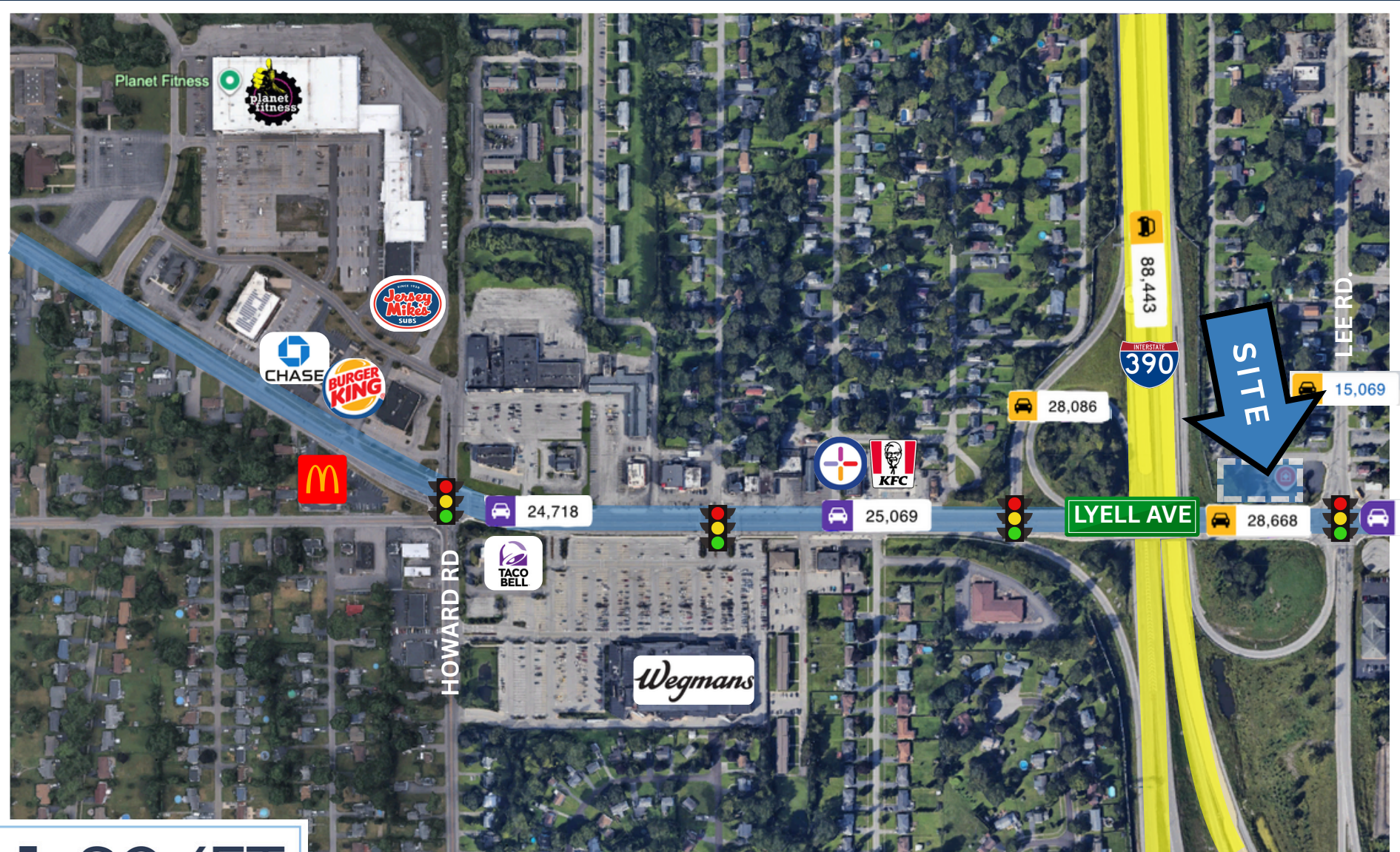
585-216-7157



FOR LEASE

2077 LYELL AVE

Aerial / Traffic Counts



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Aerial Zoom In



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FLOOR PLAN



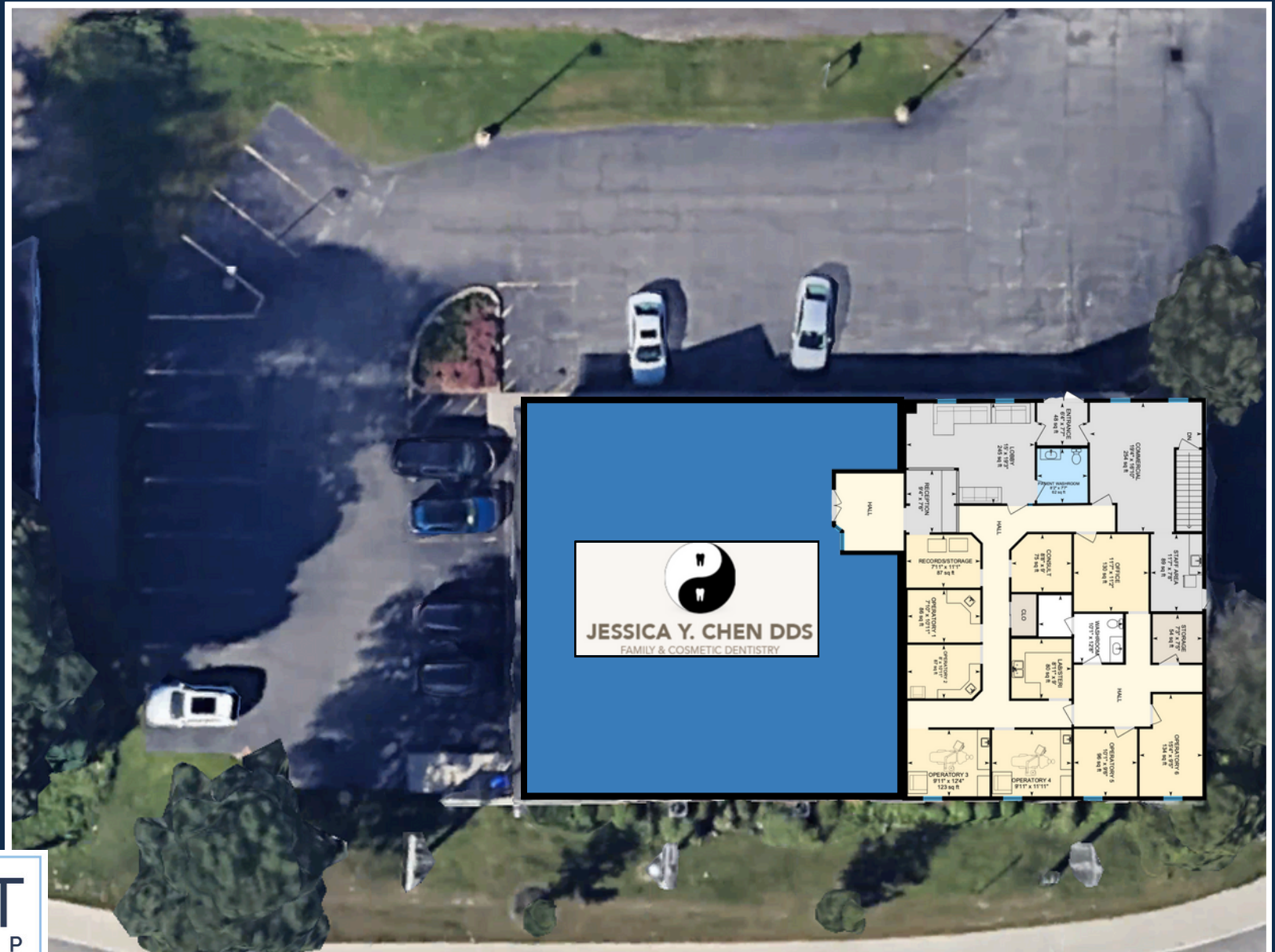
FULL BASEMENT



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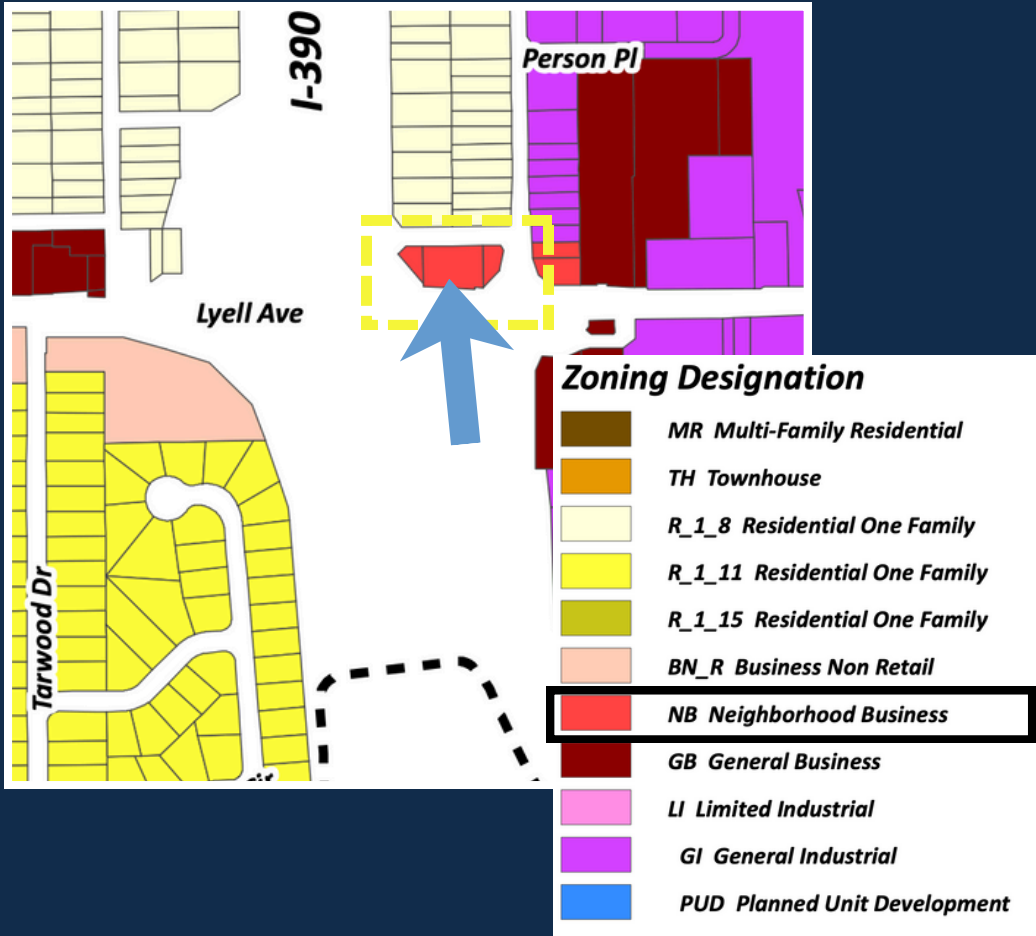
BUILDING LAYOUT



FOR LEASE

2077 LYELL AVE

Zoning



Neighborhood Business

- § 190-133 Permitted uses.
- The following uses and their customary accessory uses are permitted in the NB Districts:
- Grocery stores.
 - Laundromat or dry-cleaning pickup establishments.
 - Bakery stores.
 - Pharmacies.
 - Hardware stores, garden supply stores and paint and wallpaper stores, excluding outside storage.
 - Barber- and beauty shops.
 - Specialty shops oriented toward serving a neighborhood, excluding smoke shops. [Amended 5-3-2021 by L.L. No. 11-2021]
 - Public buildings and grounds, excluding maintenance, storage or repair facilities.
 - Flower shops.
 - Liquor stores. [Added 5-3-2021 by L.L. No. 11-2021^[1]
[1] Editor's Note: This local law also provided for the redesignation of former Subsection J as Subsection K.
 - Any use permitted outright or conditionally in a BN-R Business, Nonretail District. [Added 8-1-1977]
- § 190-134 Conditional uses.
- [Amended 9-7-1999 by L.L. No. 2-1999; 5-3-2021 by L.L. No. 11-2021; 8-5-2024 by L.L. No. 4-2024]
- The following uses and their customary accessory uses are permitted upon issuance of a conditional use permit pursuant to Article XXXII:
- Public utilities substations and uses, excluding power plants, maintenance, storage or repair facilities and uses of a similar nature.
 - Sit-down restaurant.
 - Fast-food restaurant.
 - Gasoline service station.^[1]
[1] Editor's Note: Former Subsection E, regarding smoke shops, which immediately followed, was repealed 8-5-2024 by L.L. No. 4-2024.



Zoning Link

<https://ecode360.com/12243793>