

520 State Route 17M  
Monroe, NY 10950

**SPACIOUS SUITE AVAILABLE!**



Lease Rate: \$30 Per Sq ft



CONTACT OUR  
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**Upgraded Suite**

## Ground Level!

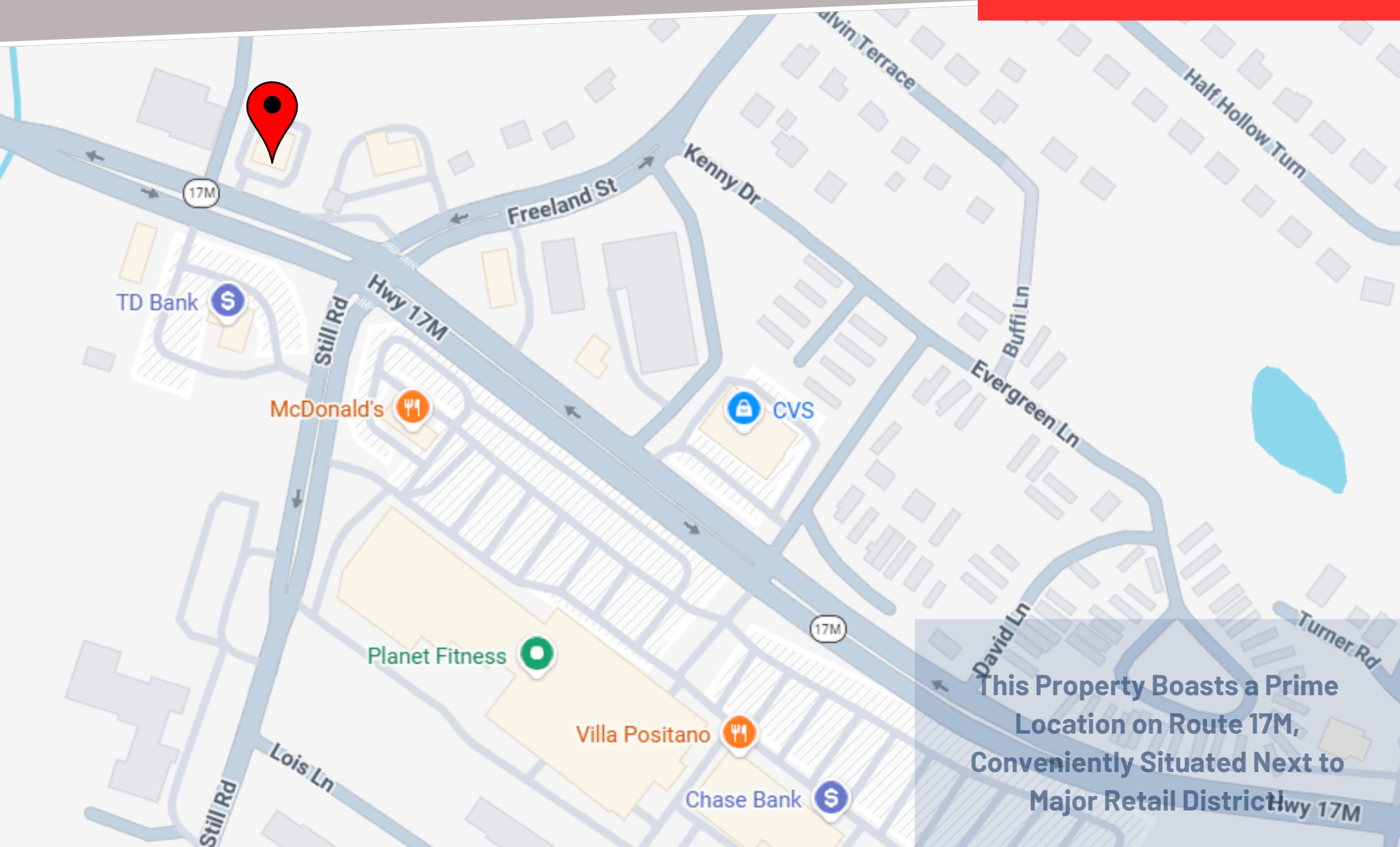


## Property Highlights

- A rare opportunity to move into an exceptional suite, available immediately.
- It has been meticulously designed for modern tenants' needs.
- Features a modern, inviting, spacious layout.
- Filled with natural light from expansive windows
- Offers 2,400 square feet of flexible workspace!
- Enjoy 24/7 access to your office—work on your schedule, your way.
- This property is conveniently located at the 4-corner intersection in the heart of the village of Monroe, close to all shopping, banks, etc.!
- Schedule a tour today and discover your business's new home!

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Prime Location

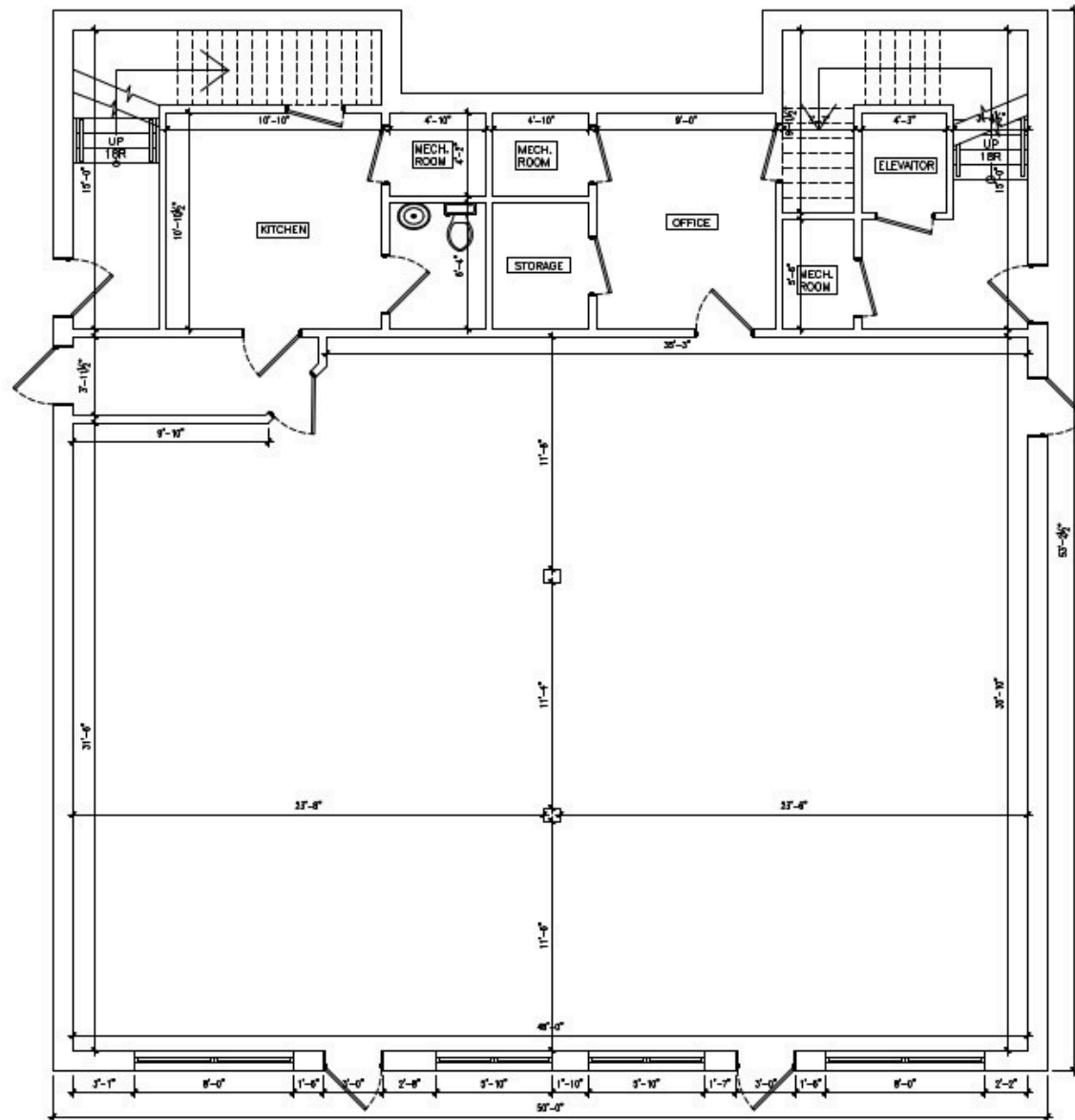


This Property Boasts a Prime Location on Route 17M, Conveniently Situated Next to Major Retail District

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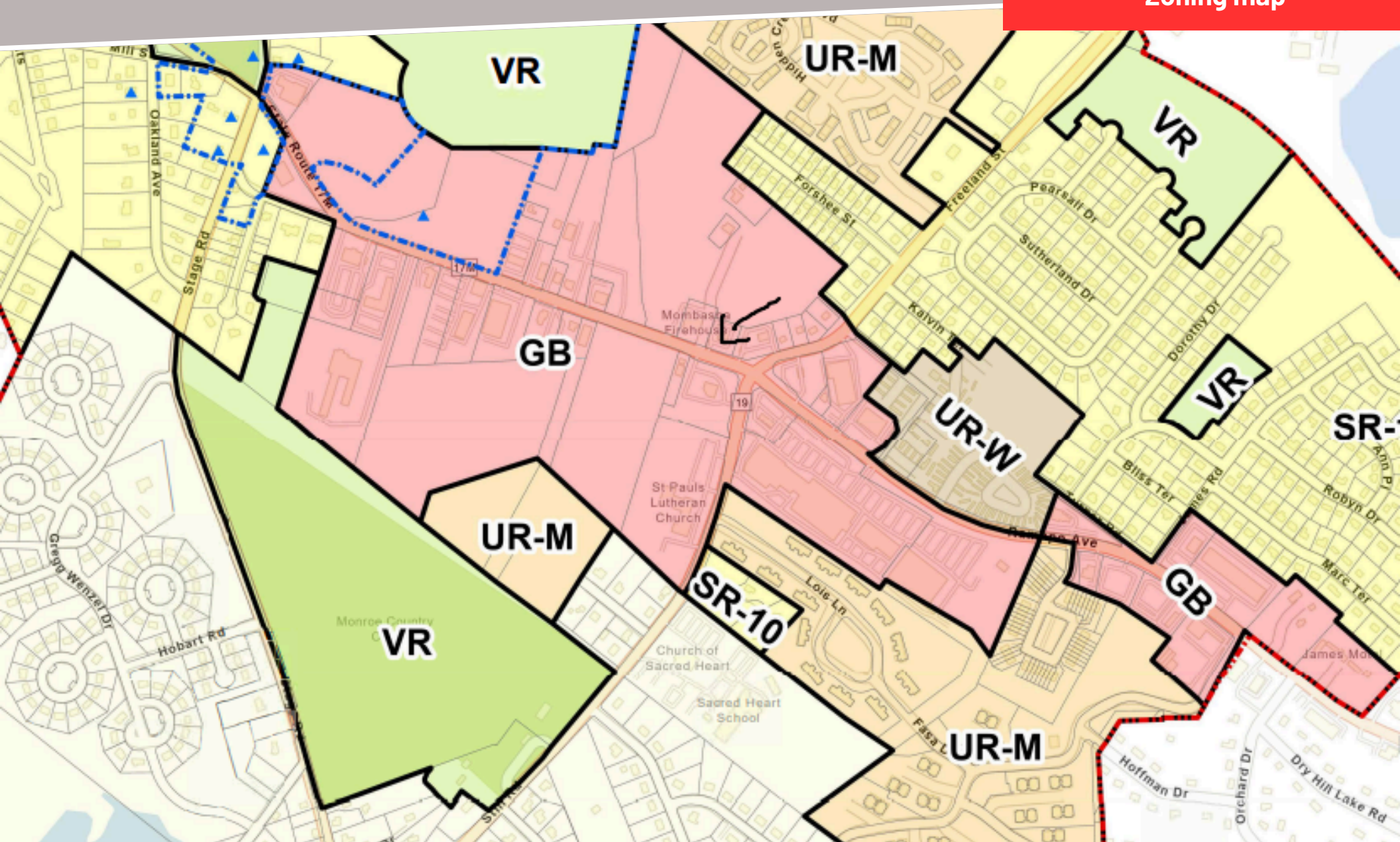
Plenty of Parking Space!





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Zoning map



200 Attachment 2

Village of Monroe

Table of District Uses and Bulk Regulations, GB District

[Added 6-13-2017 by L.L. No. 4-2017; amended 4-19-2022 by L.L. No. 4-2022; 9-14-2023 by L.L. No. 13-2023; 12-5-2023 by L.L. No. 23-2023]

GB District	Use	Type	Use Specific Regulations	Minimum					Maximum		
				Lot Area (square feet)	Lot Width (feet)	Front Setback (feet)	Rear Setback (feet)	One Side Setback (feet)	Total Side Setbacks (feet)	Lot Coverage	Building Height <sup>1</sup> Feet/Stories
	Ambulance service	Permitted		20,000	100	60	40	50	80	25%	35/2
	Bank or financial institution	Permitted		20,000	50	60	40	50	80	25%	35/2
	Car wash	Special permit	§ 200-51	40,000	150	50	25	25	50	25%	35/2
	Day care	Special permit	§ 200-58	20,000	50	60	40	50	60	25%	35/2
	Drive-through and drive-up establishment	Special permit	§ 200-59	20,000	150	60	40	50	80	25%	35/2
	Existing residential (single- and two-family)	Permitted		20,000	50	60	40	50	80	25%	35/2
	Fire protection service	Permitted		20,000	50	60	40	50	80	25%	35/2
	Food service sales - no wait staff	Special permit	§ 200-48	20,000	50	60	40	50	80	25%	35/2
	Funeral and interment service	Permitted		20,000	50	60	40	50	80	25%	35/2
	Garden center	Special permit	§ 200-48	40,000	100	40	20	20	40	50%	35/2
	Hotel/motel	Special permit	§ 200-54	20,000	50	60	40	50	80	25%	52/4
	Kennel	Permitted		20,000	50	60	40	50	80	25%	35/2
	Laundry service	Permitted		20,000	50	60	40	50	80	25%	35/2
	Light industry	Special permit	§ 200-48	40,000	100	40	20	20	40	50%	35/2
	Membership club	Special permit	§ 200-53	20,000	50	60	40	50	80	25%	35/2
	Motor vehicle fuel-dispensing station	Special permit	§ 200-51	40,000	150	50	25	25	50	25%	35/2

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	Motor vehicle repair and paint shop	Special permit	§ 200-51	40,000	150	50	25	25	50	25%	35/2
	Motor vehicle sales	Special permit	§ 200-51	40,000	150	50	25	25	50	25%	35/2
	Neighborhood shopping center	Special permit	§ 200-50	20,000	50	60	40	50	80	25%	35/2
	Office	Permitted		20,000	50	60	40	50	80	25%	35/2
	Personal service with floor area per establishment no less than 1,000 SF	Permitted		20,000	50	60	40	50	80	25%	35/2
	Place of worship, community	Special permit	§ 200-60.2	60,000	50	30	40	20	40	60%	35/2
	Place of worship, neighborhood	Special permit	§ 200-60.1	20,000	50	30	20	15	30	60%	35/2
	Postal service	Permitted		20,000	50	60	40	50	80	25%	35/2
	Public parking lot/structure	Special permit	§ 200-48	20,000	50	60	40	50	80	25%	35
	Public passenger transportation terminal excluding taxi business	Special permit	§ 200-48	40,000	100	40	20	20	40	50%	35/2
	Public utility structure or ROW	Special permit	§ 200-48	No minimums specified					No maximum specified		
	Recreational facility, indoor with a floor area per establishment of no less than 1,000 SF	Special permit	§ 200-57	20,000	100	40	20	20	40	60%	35/2
	Recreation facility, outdoor	Special permit	§ 200-57	20,000	100	40	20	20	40	50%	35/2
	Research facility	Special permit	§ 200-48	20,000	50	60	40	50	80	25%	35/2
	Residential to commercial conversion	Special permit	§ 200-48	20,000	50	60	40	50	80	25%	35/2
	Restaurant with a floor area per establishment of no less than 1,000 SF	Special permit	§ 200-48	20,000	50	60	40	50	80	25%	35/2
	Retail stores or shops with a floor area per establishment of no less than 1,000 SF	Permitted		20,000	50	60	40	50	80	25%	35/2

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	Sale and storage of lumber and building materials	Special permit	§ 200-48	40,000	100	40	20	20	40	50%	35/2
	Self-storage	Special permit	§ 200-56	40,000	100	40	20	20	40	50%	35/2
	Shopping center	Special permit	§ 200-50	5 acres	200	150	40	50	60	30%	35/2
	Tavern	Special permit	§ 200-48	20,000	50	60	40	50	80	25%	35/2
	Taxi business	Special permit	§ 200-51.2	20,000	50	60	40	50	80	25%	35/2
	Theater or cultural center	Special permit		20,000	50	60	40	60	80	25%	35/2
	Veterinary service/animal hospital	Permitted		20,000	50	60	40	50	80	25%	35/2
	Warehouse	Special permit	§ 200-48	40,000	100	40	20	20	40	50%	35/2
	Repair service, non-motor vehicle	Permitted		20,000	50	60	40	50	80	25%	35/2

**NOTE:**

All uses are subject to the provisions of Article XV.

<sup>1</sup> The maximum building height shall be the lesser of 35 feet or two stories with a basement.