

FOR LEASE OFFICE/RETAIL LOCATION

- ADDRESS:** 520 Diagonal, Clarkston, Washington
- DESCRIPTION:** Former tavern which is in the process of a total remodel from the studs in and the entire exterior and roof will be brought to new condition
- SIZE:** The building contains approximately 2,200 square feet of space.
- LAND SIZE:** Approximately 17,000 square feet
- MONTHLY RENT:** \$2,200 per month
- UTILITIES:** Paid by the tenant
- BEST USES:** This is a very visible property and is at the intersection of three streets so there is traffic from five directions in front of this property. Its best use is office but retail would also be a possibility. An espresso stand site could be available on the south end of the property with curb cut access from both Diagonal and 6th Streets
- ZONING:** The property is zoned Service Commercial
- GENERAL DESCRIPTION:** Single story building on a triangular shaped property at the corner of 6th Street, Diagonal and Maple. This property is being renovated inside and out to have modern finishes with an attractive exterior appearance. There is more than adequate parking on the north, south and west sides of the building
- TENANT FINISH:** The lease price includes a standard tenant finish of sheetrocked walls, carpet, wiring for electricity, phone and internet service, dropped ceilings with ceiling tiles, solid core doors and the exterior improvements described above including signage.
- OTHER:** This owner has completed other renovations of similar property with outstanding results. This is a premier location that will see a large majority of Clarkston traffic throughout the day



For more information or an appointment to see the space contact Dick White at RE/MAX River Cities (208) 743-6575 or dwhite@lewiston.com or come to our office at 1015 F Street in downtown Lewiston, Idaho

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