

**FOR LEASE
RETAIL OR OFFICE SPACE**

- ADDRESS:** 541 3rd Street, Clarkston, WA 99403 in the Clarkston Center which is on Diagonal and 3rd Street
- DESCRIPTION:** This is lease space in the Clarkston Center which is approximately 77,376 square feet and is home to Bi-Mart (eight years), NAPA Auto Parts (seven years), ColorTyme Rent To Own (five years), the Washington State Driver's License office twenty plus years), Postal and Copy Plus (five years) and St. Vincent De Paul (twenty plus years). Clarkston Center is just across the "Blue Bridge" from Lewiston, Idaho and is visible from Highway 12/Bridge Street which is the major east/west highway leading from the Lewis-Clark Valley to Walla Walla to the west and Montana and Boise to the east and south.
- SIZE:** The space available for lease is 2,800 square feet with measurements of 40 feet of frontage and 70 feet of depth. The space has its own bathroom and small break area.
- LAND SIZE:** Approximately 4 acres with over 240 parking spaces. The property has frontage on 2nd Street, Third Street and Diagonal
- MONTHLY RENT:** \$2,500 per month and taxes and common area charges are another \$160 per month
- LEASE TERM:** Three to five years preferred
- UTILITIES:** Paid for by tenant. This would include Avista for electricity and gas, telephone, internet, satellite and cable TV
- BEST USES:** The long time use for this space was the Clarkston Liquor Store. It can be either an office or a retail use.
- ZONING:** The property is located in Clarkston's Service Commercial Zone
- TENANT FINISH:** There is tenant finish money available for qualified tenants and some basic allowances exist for flooring and painting



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