

FOR SALE OR LEASE

MEDICAL OFFICE SPACE

ADDRESS – 3316 ½ 4TH Street, Suite 4B, Lewiston, Idaho

DESCRIPTION – Medical office space in a seven building medical office condominium complex near the intersection of Warner and 4th Street in Lewiston, Idaho

SIZE – Approximately 1,608 square feet

SALE PRICE - \$135,000 cash at closing

MONTHLY RENT – \$1,500 per month - \$11.20 per square foot per year

ADDITIONAL FEES – Condominium fees of approximately \$254 per month.

PROPERTY TAXES – Property taxes on this property are approximately \$4,000 per year.

PARKING – Adequate parking is available to the property from a shared parking lot.

UTILITIES – Water and sewer by Landlord – Gas, electric, telephone and garbage by Tenant

BEST USES – Prior uses for this space have been as a dental office and a medical doctor's office. This property is located in a campus atmosphere with similar professions and is across Warner Drive from the Lifecare of Lewiston facility

ZONING – The zoning for this property is residential but with a conditional use for office space.

GENERAL DESCRIPTION – This condominium space is part of a duplex type building which is included in a seven building medically oriented condominium complex on approximately three acres in the Lewiston Orchards in Lewiston, Idaho. The property is approximately 600 feet from the intersection of 4th Street and Bryden Canyon Road and is also in close proximity to the Lewiston Airport. The subject space was most recently a medical doctor's office but was previously a dentist's office. There are two entrances into the space along with two reception areas, two bathrooms two administrative areas and six examination rooms. Other medical specialties in this complex include dentists, orthodontists, ear, nose and throat doctors, physical therapists and a chiropractor. Adjacent properties are homes to Lewiston Orthopedic Associates, Pacific Laser Institute and Lifecare of Houston.

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

www.RayJWhiteRealEstate.com