

FOR LEASE

LARGE RETAIL SPACE

ADDRESS - 511 3rd Street, Clarkston, Washington

DESCRIPTION – This space is a large open area with two bathrooms and a break room and some small offices. There is a dock high loading door and other entrances into the space.

BUILDING SIZE – The space contains approximately 33,000 square feet. This is part of what is known as the Clarkston Center, a 74,000 square foot shopping center fronting on 2nd, 3rd and Diagonal Streets in Clarkston, Washington.

MONTHLY RENT – \$10,000 per month

COMMON AREA CHARGES - Currently approximately \$0.20 per square foot per month for allocated taxes, insurance and common area expenses.

UTILITIES – Electricity, natural gas, garbage, telephone, cable TV, and internet service by tenant

BEST USES – This space would be attractive for a retail use. Prior uses have included a retail location for Albertsons, Pay n' Pack, an office for Isothermal Research and a retail location for Liquidation World

ZONING - Commercial Zone

GENERAL DESCRIPTION – This space is in a 74,000 square foot shopping center located at 511 3rd Street in Clarkston, Washington. Nearby businesses include Sterling Savings, Tomato Brothers, Community Bank, Taco Time, Arby's, Starbucks, and Albertsons. Other tenants in the center include a State of Washington Driver's License office, a State of Washington Liquor store, St. Vincent DePaul and an auction company. This location would be excellent for a retail use. The center has plenty of parking and there are several signage opportunities.



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