## 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 6<sup>th</sup> Streets

ZONING: The property is zoned Service Commercial

GENERAL Single story building on a triangular shaped property at the corner DESCRIPTION:

Single story building on a triangular shaped property at the corner of 6<sup>th</sup> 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 <a href="dwhite@lewiston.com">dwhite@lewiston.com</a> or come to our office at 1015 F Street in downtown Lewiston, Idaho

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