

# FOR LEASE

## OFFICE/RETAIL SPACE IN NORTH LEWISTON

**ADDRESS:** 2408 North and South Highway, Lewiston, Idaho

**DESCRIPTION:** Single story building with a small basement located on the frontage road for the North and South Highway

**SIZE:** The building contains approximately 6,700 square feet on the main floor and 580 square feet in the basement. The lot for the property contains 17,218 square feet.

**MONTHLY RENT:** \$5,000 per month

**PARKING:** There are 26 parking spaces available on the lot and there is a recorded agreement for additional shared parking on an adjacent property

**UTILITIES:** Paid for by tenant. Water, sewer and garbage by the City of Lewiston, gas and electricity by Avista, telephone by Qwest, XO or Cable One and Internet service by Cable One or Qwest

**BEST USES:** Retail or office needing highway visibility and some product storage

**ZONING:** C- 4 Commercial zone

**GENERAL DESCRIPTION:** Great North Lewiston location on the North and South Highway (Highway 95/12) with visibility and several access options. This space was most recently the location of a Harley Davidson retail store and prior to that it was a grocery store. It has a loading dock in back along with a ramp so all types of products can be offloaded to this property. Adjacent properties include a restaurant, Idaho Department of Transportation, the Amerigas propane facility and soon to be the Kinetico office for Lewiston and the surrounding area. Owner will build to suit tenant's needs.



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](mailto:dwhite@lewiston.com) or come to our office at 1015 F Street in downtown Lewiston, Idaho

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