

FOR LEASE

RETAIL/OFFICE/SHOP SPACE

ADDRESS - 1110 21st Street, Lewiston, Idaho

DESCRIPTION – Former Midas Muffler shop and Northwest Truck Outfitters building.

SIZE – The building contains approximately 4,000 square feet of space, one fourth office or showroom and the balance is a shop area. There is a small office area in a mezzanine over the main floor office. There are two working vehicle lifts in the center of the shop space.

LAND SIZE - Approximately 14,200 square feet of land

MONTHLY RENT – \$2,500 per month

UTILITIES – Water, sewer, garbage, gas, electricity, telephone, cable TV, and internet service by tenant

BEST USES – Prior uses for this space have been a muffler shop and a retail sales/repair shop for trucks. This property has excellent visibility and repair facilities including a lift.

ZONING - C-6 Commercial Zone

GENERAL DESCRIPTION – This is a free standing building at the southwest corner of 21st Street and 11th Avenue in Lewiston, Idaho. Nearby businesses include Albertsons, Banner Bank, Aaron's Rents, Autozone, Burger King and Bob's Tropical Fish and Pet Shop. This location would be suitable for auto, boat or other RV related businesses with retail, office and repair work space requirements. There is a four way light at this intersection and this is arguably the busiest intersection in town. The building owner also owns the entire block on which this property is located and there will be a six month cancellation option for the owner in the event he decides to redevelop the entire block.



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