

Restaurant/Retail/Office

417 E 3rd Ave., Spokane, WA



FOR LEASE

Great Location

- **CONFIDENTIAL**– Do not disturb Tenant
- Very clean & well-maintained building
- Lots of natural light
- Pole sign available for Tenant's use
- 7,539 sf lot
- 2,428 sf building
- Constructed in 1973
- Remodeled in 2013
- 11+ Parking Stalls
- Parcel # 35202.2609
- Busy arterial w/high traffic counts
- GC-150 Zoning

Lease Rate:

\$14.00 psf NNN

For more information:

Doug Byrd

509-326-8080

Cell 509-216-6575

doug@byrdrealestategroup.com

Or

Sharon Reynolds

509-326-8080

sharon@byrdrealestategroup.com



Byrd Real Estate Group L.L.C.
PRODUCING PROPERTY SOLUTIONS

1912 N. Division St., Suite 201

Spokane WA 99207

CBA COMMERCIAL BROKERS
ASSOCIATION



Restaurant/Retail/Office



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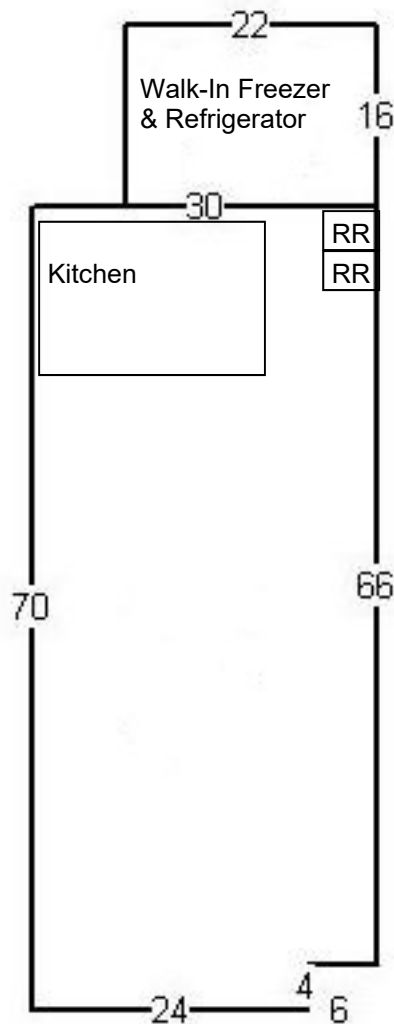
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Floor Plan



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