



BYRD REAL ESTATE  
GROUP

2915 N DIVISION | SPOKANE, WA



**FOR SUBLEASE**

**\$4,000 /MO.+ NNN**

## Great Location

**Located on Major Arterial (+/-44,000 Cars per day)**

- Adjacent to Kalico Kitchen
- Continuous pedestrian & vehicle traffic
- Nice open retail space
- Extra parking/storage area behind building

## Property Specifications:

Subject:	4,280 +/- sf
Site:	16,450 +/- sf
Constructed:	1958
Parcel #:	35071.0802
Zoning:	GC-70

**GREG BYRD**

509-326-8080

Cell 509-994-4345

Greg@byrdrealestategroup.com

**SHARON REYNOLDS**

509-326-8080

Cell 509-499-4600

Sharon@byrdrealestategroup.com

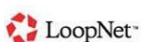


**Byrd Real Estate Group L.L.C**

PRODUCING PROPERTY SOLUTIONS

1912 N. Division St., Suite 201

Spokane, WA. 99207

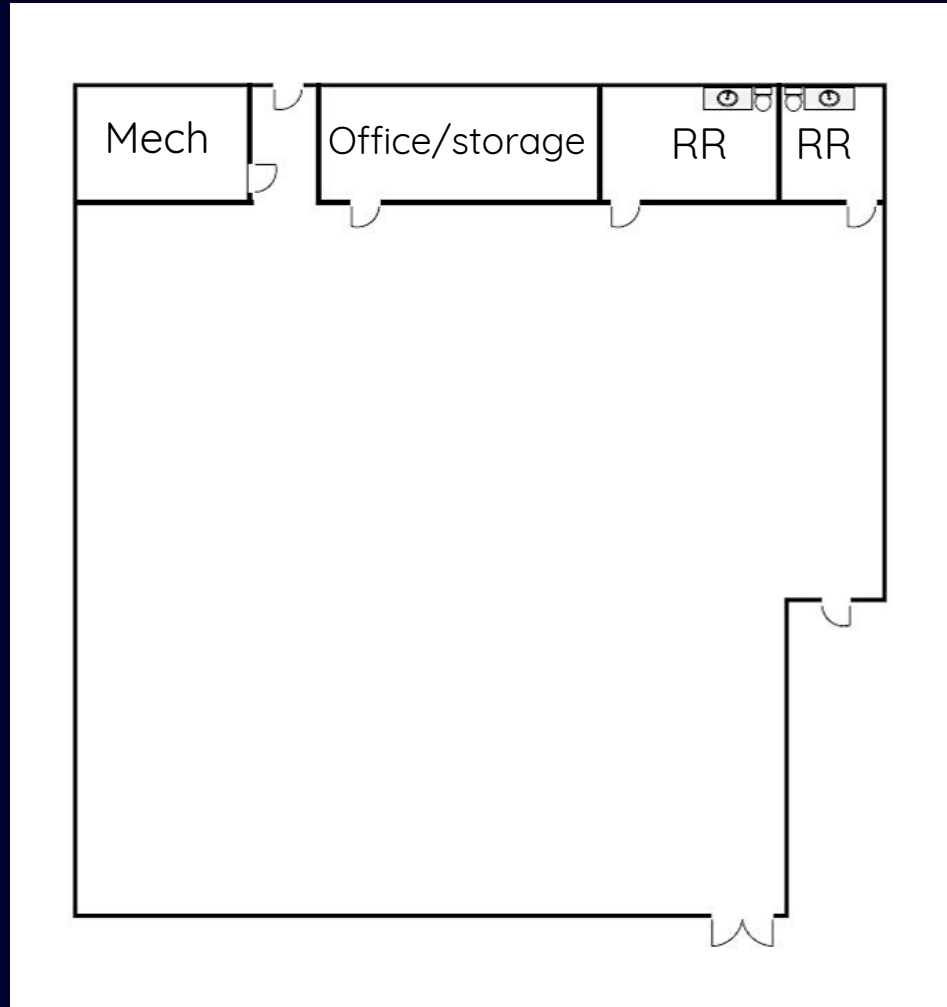


All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.



BYRD REAL ESTATE  
GROUP

2915 N DIVISION | SPOKANE, WA



**GREG BYRD**

509-326-8080

Cell 509-994-4345

Greg@byrdrealestategroup.com

**SHARON REYNOLDS**

509-326-8080

Cell 509-499-4600

Sharon@byrdrealestategroup.com



**Byrd Real Estate Group L.L.C**

PRODUCING PROPERTY SOLUTIONS

1912 N. Division St., Suite 201

Spokane, WA. 99207



All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.



BYRD REAL ESTATE  
GROUP

2915 N DIVISION | SPOKANE, WA



**GREG BYRD**

509-326-8080

Cell 509-994-4345

Greg@byrdrealestategroup.com

**SHARON REYNOLDS**

509-326-8080

Cell 509-499-4600

Sharon@byrdrealestategroup.com



**Byrd Real Estate Group L.L.C**

PRODUCING PROPERTY SOLUTIONS

1912 N. Division St., Suite 201

Spokane, WA. 99207



All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.