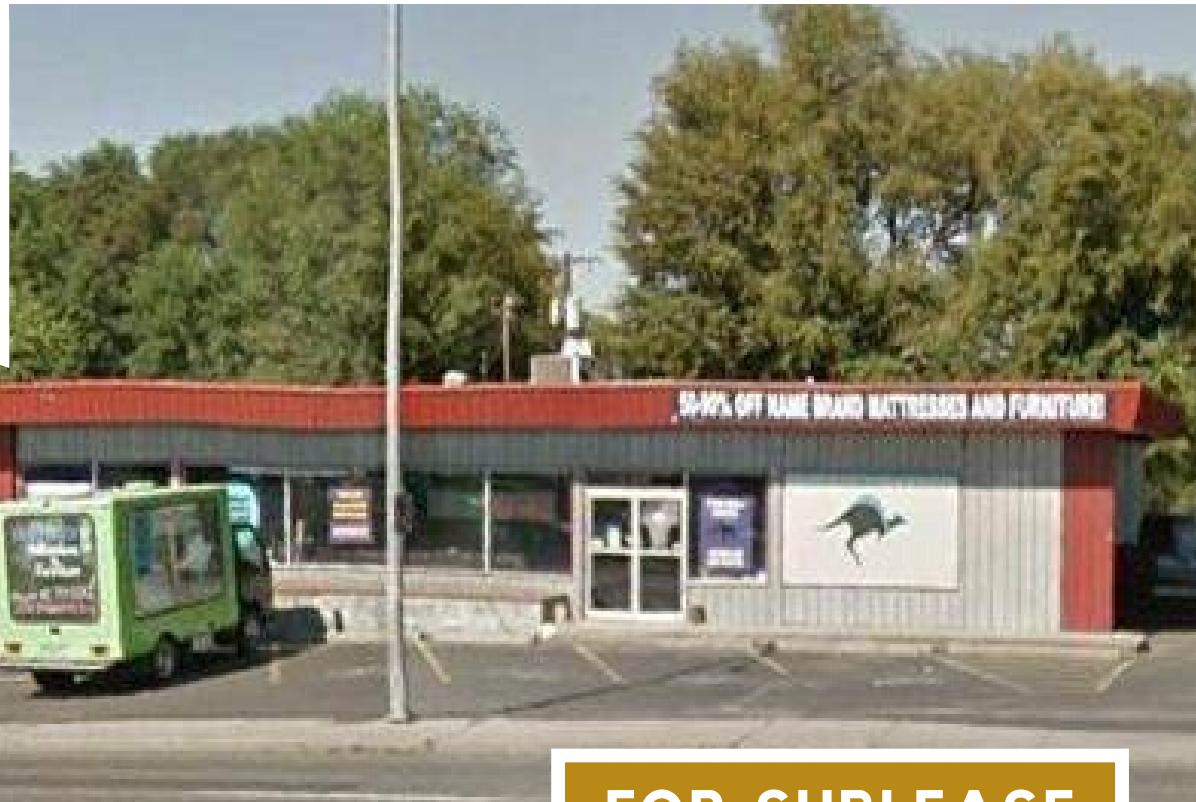




BYRD REAL ESTATE
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2915 N DIVISION | SPOKANE, WA



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

FOR SUBLEASE

\$4,000 /MO.+ NNN

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.

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1912 N. Division St., Suite 201

Spokane, WA. 99207

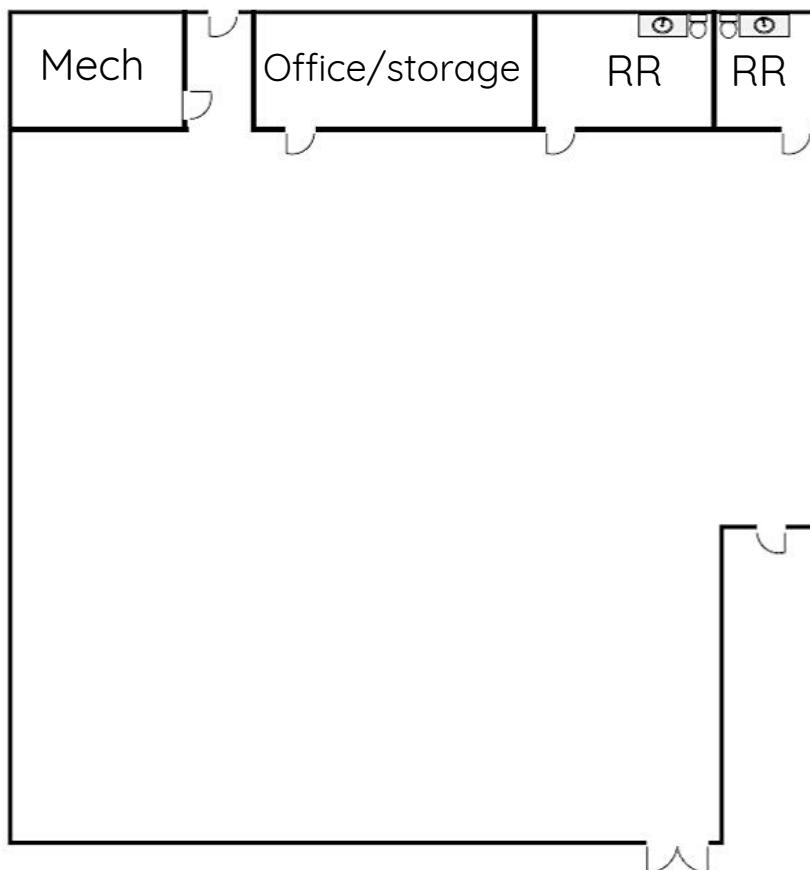
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Byrd Real Estate Group LLC

PRODUCING PROPERTY SOLUTIONS

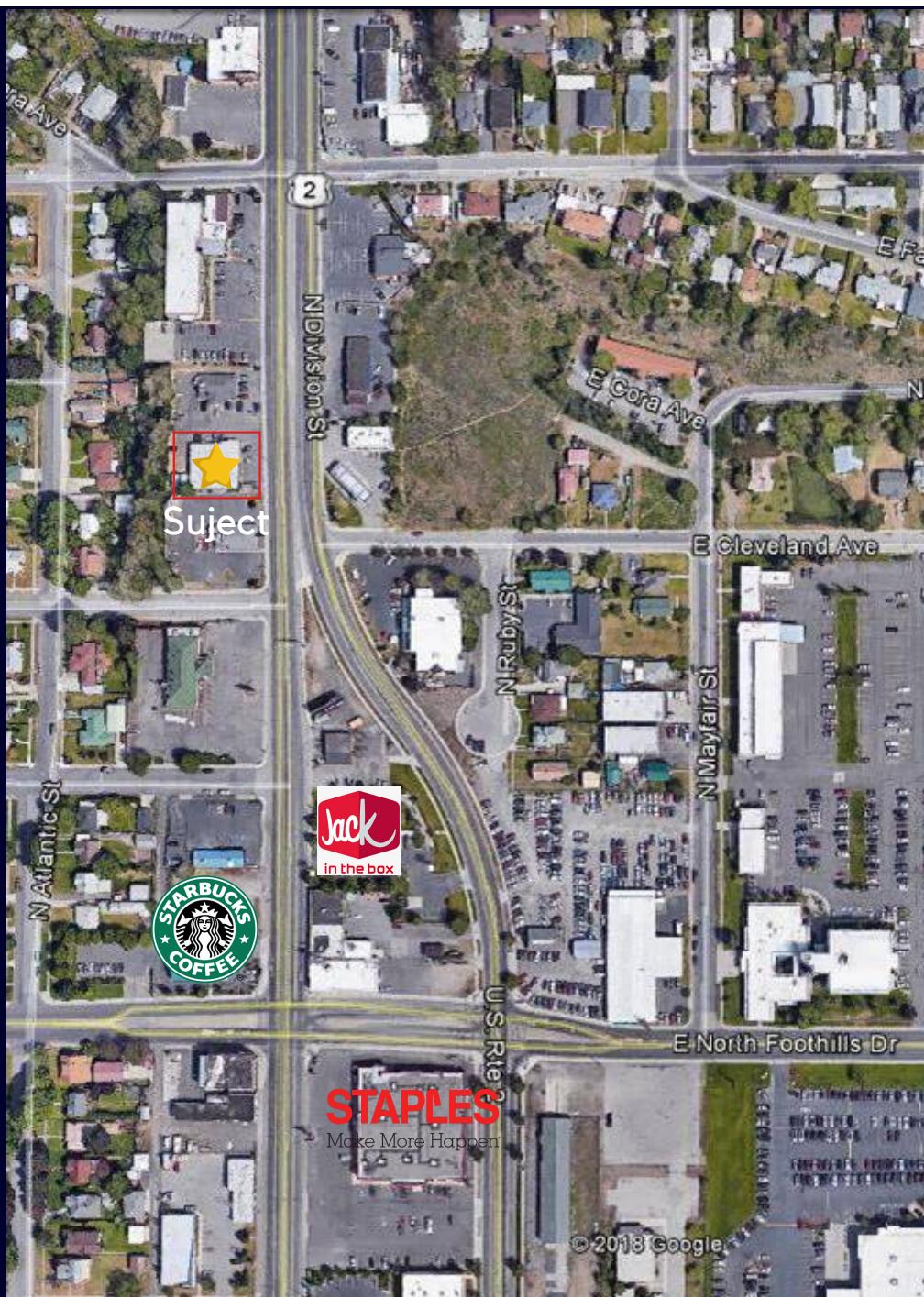
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All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources 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.