

Third & Main
302 S. MAIN STREET | MOSCOW, ID 83843

FOR
LEASE



PROPERTY INFORMATION

Building Type: Retail
Building Size: 33,000 sf

Space	Square Feet	Rate	Description
Main Level	10,000 sf	\$23.00 NNN	Currently a Grill & Bar
Lower Level	10,000 sf	Negotiable	Former gym

HIGHLIGHTS

- **Best Location in Moscow:** High identity building, excellent foot traffic, in the heart of the historical district
- **Flexible Floorplan:** Suites available from 1,000 - 10,000 SF
- **Liquor License:** Available, extremely hard to replicate (+/- 20 year wait)
- Walking distance to University of Idaho (Enrollment 12,312)
- 10 minute drive from Washington State University (Enrollment 28,686)
- Main level is currently Champions Grill & Bar, a vibrant well-known business, liquor license negotiable
- Lower level is former gym (Gold's Approved) with weights, machines, spa, sauna, tanning rooms in place

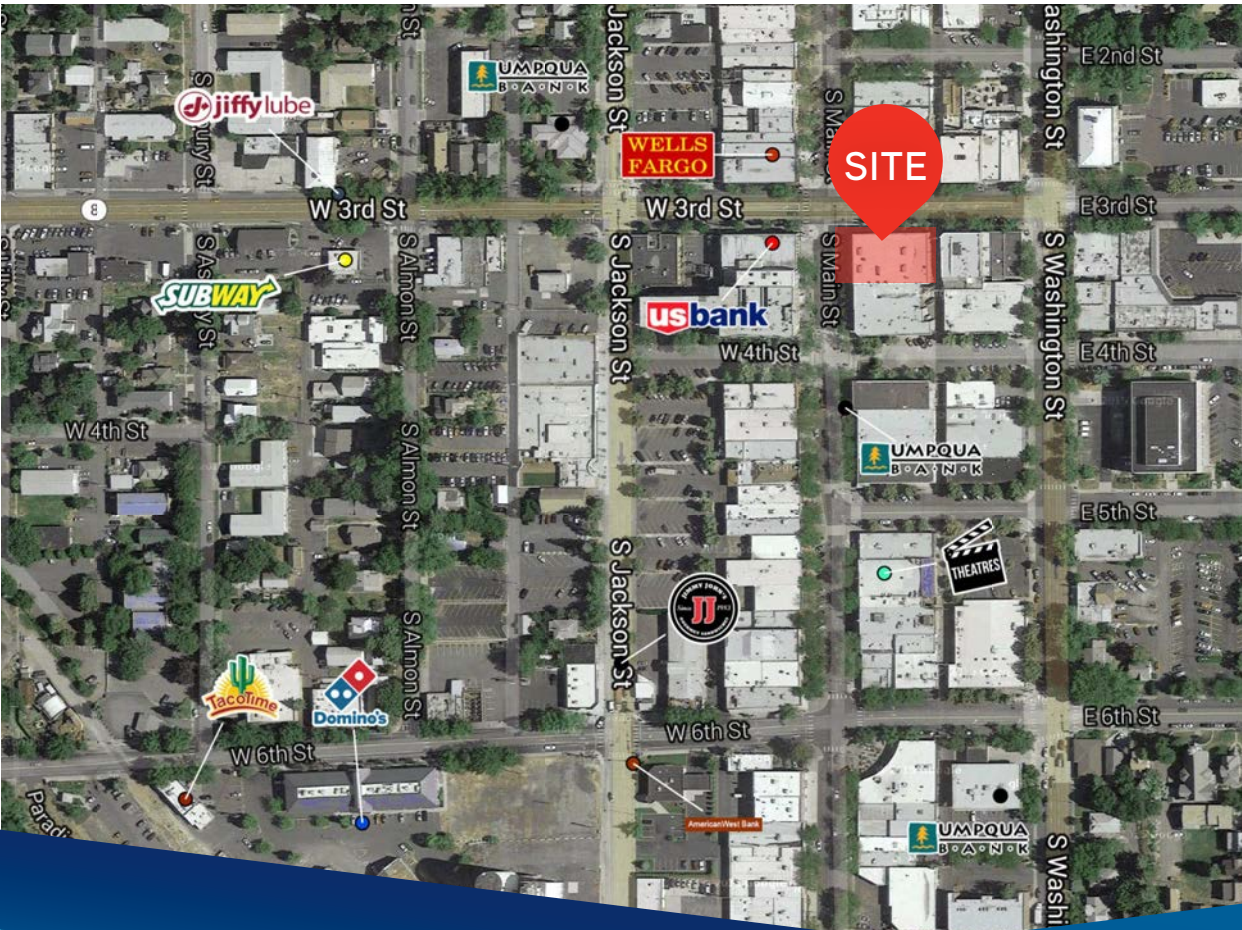


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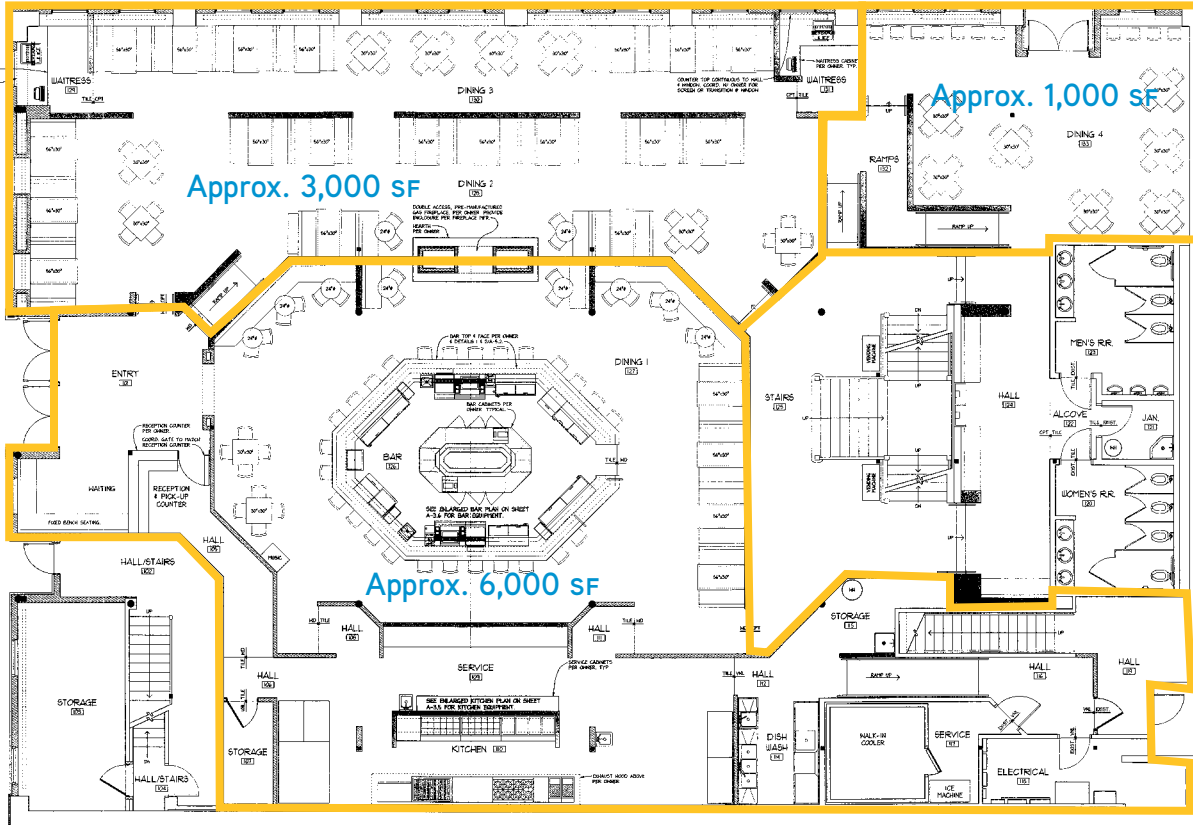


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