

423 1st Street

Cheney, WA

FOR LEASE - \$2,200 /MO.



Downtown Cheney Location with Drive Thru

Located in heart of downtown Cheney, this location and property is ideal for a retail business, office, or restaurant. Walking distance to Eastern Washington University, and in the heart of downtown Cheney. Drive thru available or could be converted to outdoor patio space. High ceilings, abundant on-site parking, and great visibility.



**HAWKINS
EDWARDS**

Kevin Edwards
Office: 509-838-8500
Cell: 509-939-8828
k.edwards@me.com

PROPERTY INFO

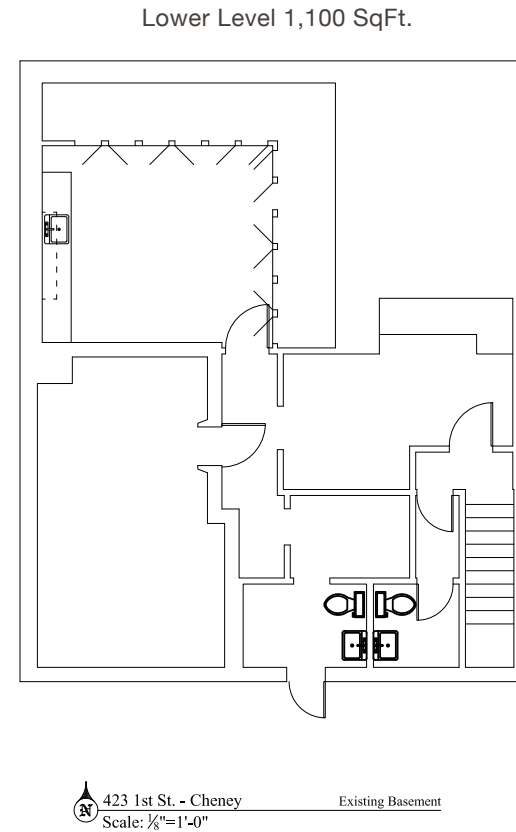
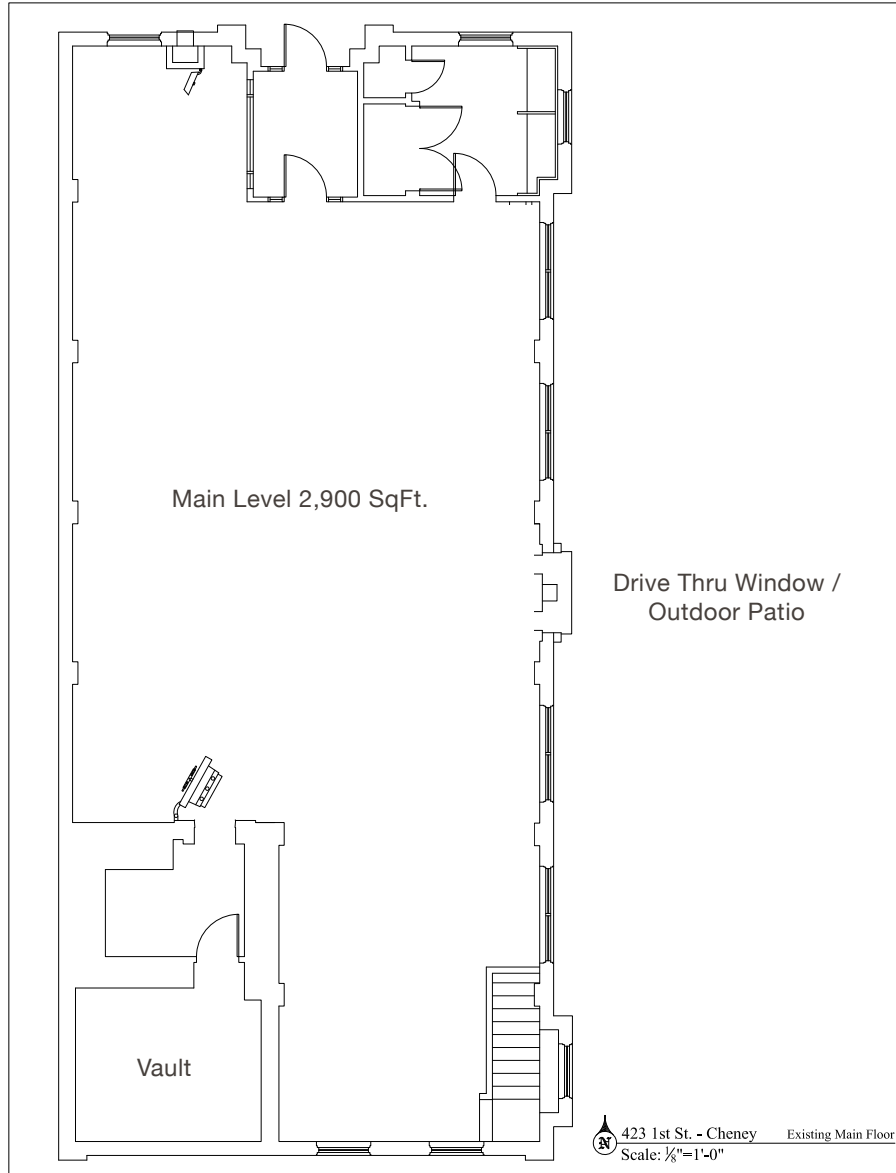
Kevin Edwards | www.HawkinsEdwardsInc.com

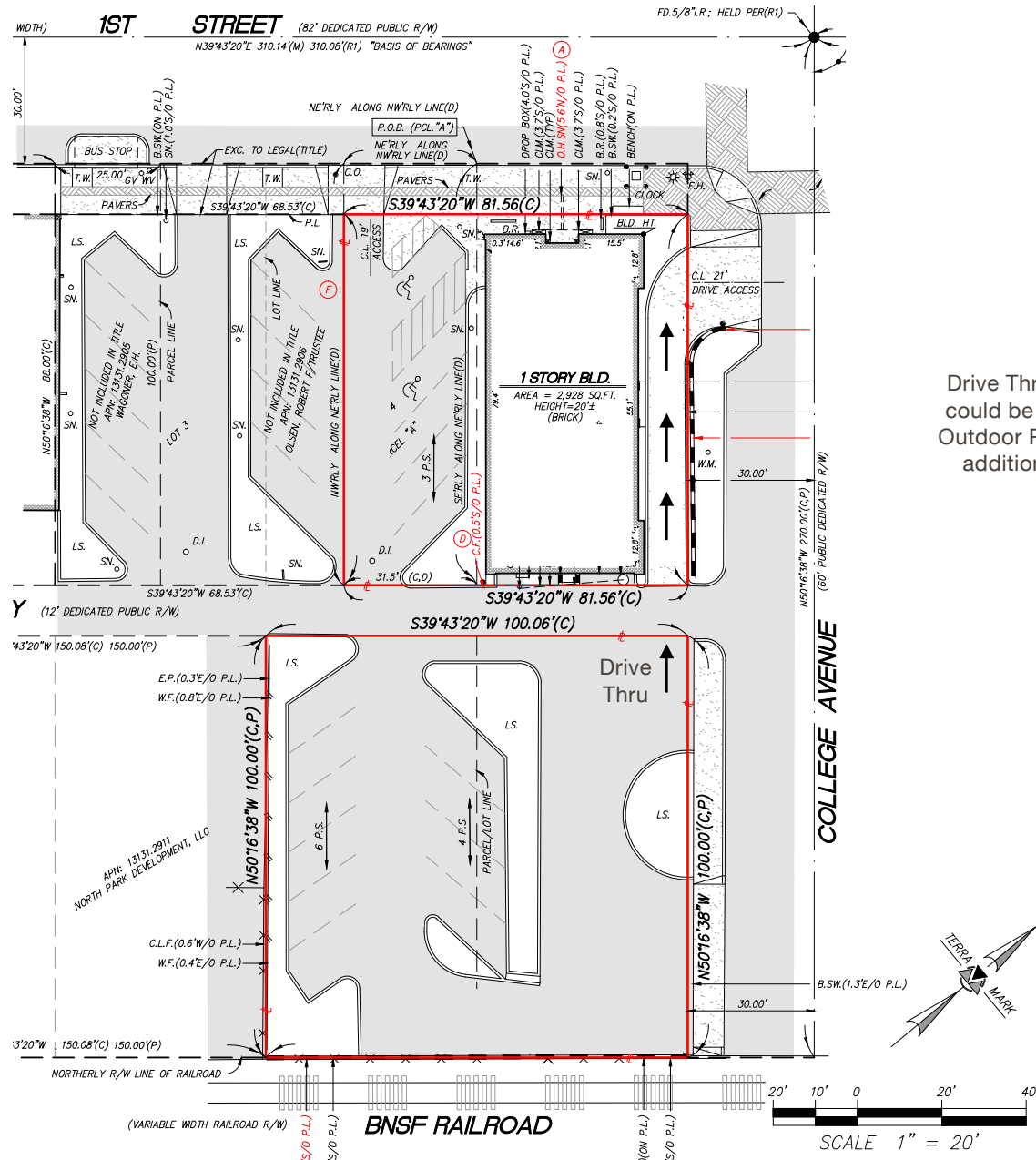
Property Information

LEASE PRICE:..... \$2,200 + NNN.
SPACE SIZE:..... 2,900 SqFt. +/- Main Level
1,100 SqFt. Lower Level
YEAR BUILT:..... 1940, Remodeled 1994.
PARKING SPACES:..... 16 On-site Carparks + Street
Parking.
ZONING:..... * C-1 Downtown Commercial,
Per city of Cheney.
* Office, Retail, Commercial allowed.
TRAFFIC COUNTS:..... Approximately 14,000 cars per
day on Hwy 904.
OTHER:..... Please contact listing agent for
showings, building plans, etc.



All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. 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.





Drive Thru Window or
could be converted to
Outdoor Patio space or
additional parking.

AERIAL

| www.HawkinsEdwardsInc.com

