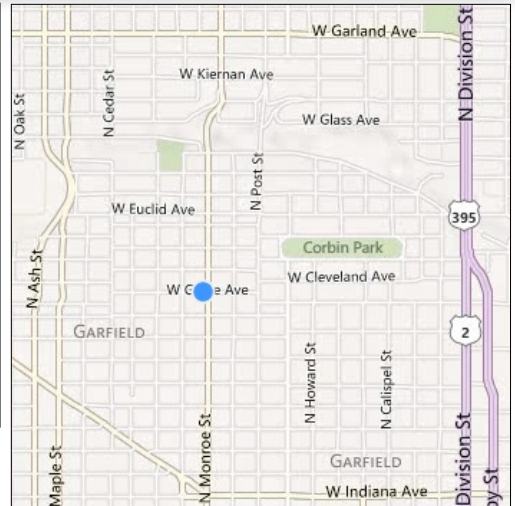


# Retail/Office Building for Sale or Lease



2801 N Monroe

Sale Price Reduced!  
\$525,000

Lease Rate:  
\$5.00 - \$6.50/SF  
Full Service  
Except Janitorial

12,122 +/- SF Building  
8,628 +/- SF Main Floor  
2,600 +/- SF Basement  
894 +/- SF Mezzanine  
18,000 SF Lot  
1,600 SF Detached Shop/Warehouse  
894 - 5,556 SF Available for Lease  
16 Striped Car-parks  
Owner Leaseback Possible  
New Roof in 2008  
5 Zone Climate Control HVAC System



**SDS REALTY Inc.**  
COMMERCIAL REAL ESTATE SERVICES

Michael Mathis (509)462-9315 michael@sdsrealty.com  
Vic Overholser (509)462-9310 vic@sdsrealty.com

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