

# INVESTMENT PROPERTY FOR SALE



518 DIAGONAL ST,  
CLARKSTON, WA 99403



Jones Lang LaSalle Brokerage, Inc.  
Real Estate License #: 01856260

# 518 DIAGONAL ST

Positioned on a high-visibility, signalized corner within Clarkston's primary commercial corridor—and just one mile from the thriving Lewiston, ID market that drives steady regional traffic—this asset offers both strategic placement and investment stability. The building was fully remodeled in 2011 to meet Class A standards, creating a modern, professional environment originally designed for a premier financial institution. With an established tenant in place, the asset delivers reliable cash flow while offering strong potential for long-term tenant retention.

## PROPERTY HIGHLIGHTS:

BUILDING SIZE

±2,200 SF

LOT SIZE

0.24 AC

SALE PRICE

\$670,000

CAP RATE

6.00%

IN-PLACE NOI

\$40,305

LEASE EXPIRATION

2031

YEAR BUILT/REMODELED

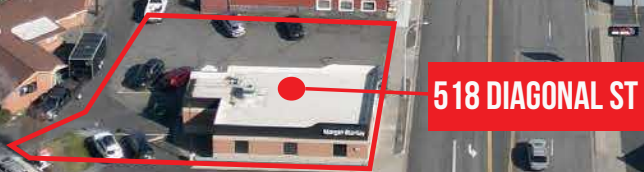
1933/2011

PARKING

20 STALLS



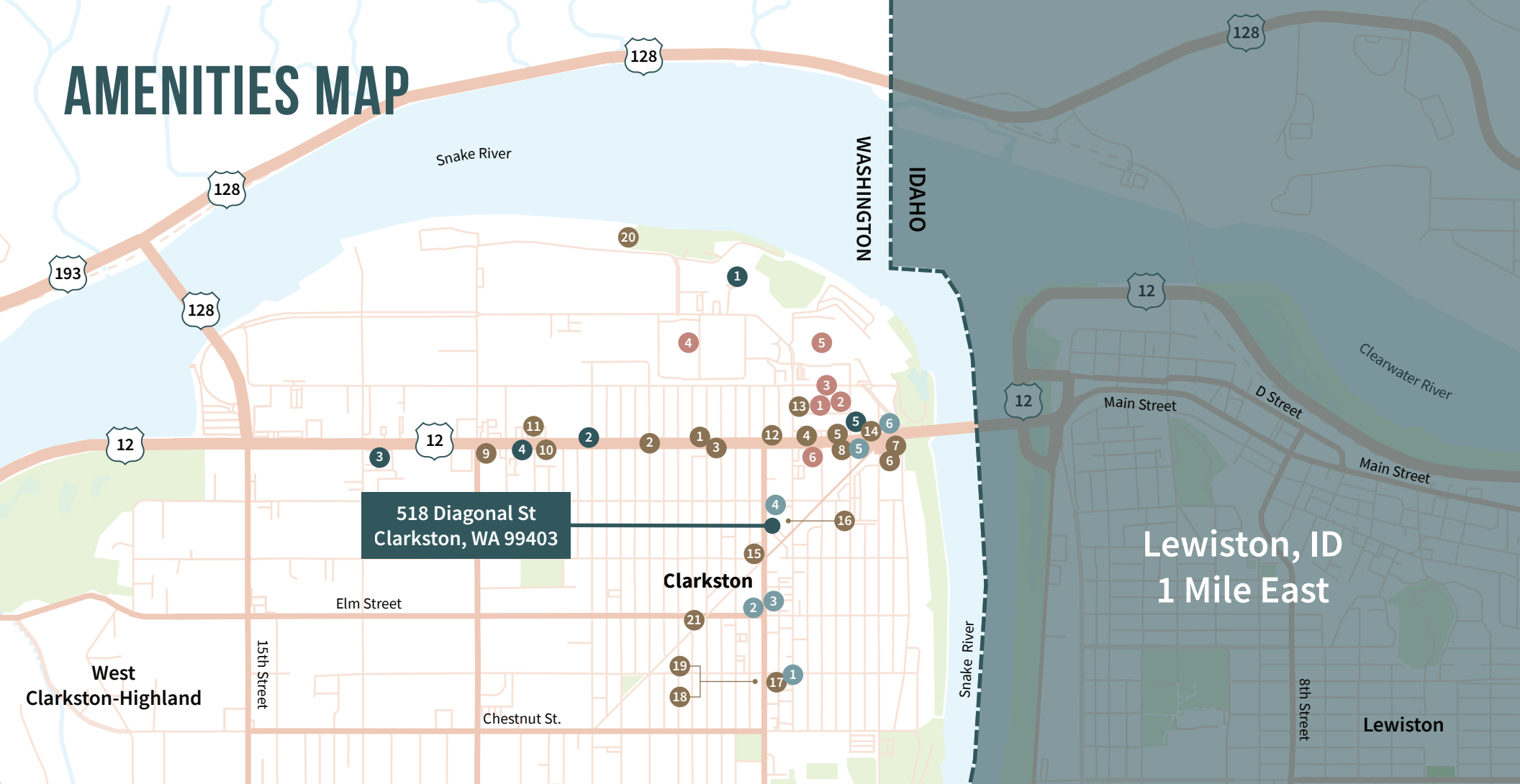
# LEWISTON, ID



518 DIAGONAL ST

\*Please note that the outline provided is approximate and intended for illustrative purposes only

# AMENITIES MAP



## Restaurants

- 1. Subway
- 2. The Burger Stop
- 3. Dutch Bros Coffee
- 4. Taco Bell
- 5. McDonald's
- 6. Arby's
- 7. Taco Time
- 8. Starbucks Coffee Company
- 9. Baskin-Robbins
- 10. Sharp's Burger Ranch
- 11. Kenzie's Koffee
- 12. Paraiso Vallarta
- 13. Crumbl
- 14. Tomato Bros
- 15. Papa Murphy's | Take 'N' Bake Pizza
- 16. Thai Garden
- 17. Bamboo Gardens
- 18. Hogan's
- 19. Saute' on 6th
- 20. Roosters Waterfront Restaurant
- 21. Sinaloa Mexican Restaurant

## Bank

- 1. Twin River Bank
- 2. WaFd Bank
- 3. Banner Bank
- 4. U.S. Bank Branch
- 5. Columbia Bank
- 6. STCU: Clarkston Branch

## Retail

- 1. Albertsons
- 2. Dollar Tree
- 3. AutoZone Auto Parts
- 4. Walmart Supercenter
- 5. Costco Wholesale
- 6. Walgreens

## Hotels

- 1. Holiday Inn Clarkston  
Lewiston, an IHG Hotel
- 2. Sunset Motel
- 3. Best Western Plus  
The Inn at Hells Canyon
- 4. RiverTree Inn
- 5. Motel 6 Clarkston, WA



**518 DIAGONAL ST**

**Clarkston, WA**

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