



**107 W 3rd Ave, Ellensburg, WA 98926**

Space Available: 1,467 Square Feet

Availability: October 1<sup>st</sup>

Current Setup: Configured as a café (flexible for retail, office, or service-based businesses)

**Lease Details:**

- **Rent:** \$17/SF/YR
- **NNN Expenses:** Approx. \$1.47/SF/YR (14.7% pro rata share of total property expenses)
- **Utilities:** Water and power billed separately to tenant



This 1,467 sq. ft. commercial space at 107 W 3rd Ave is located in a prime downtown location with strong street visibility and foot traffic. Currently configured as a café, the flexible layout is well suited for retail, office, or service-based uses. Large display windows provide abundant natural light and prominent signage opportunities, situated in a high-activity area surrounded by downtown shopping, dining, and events.



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