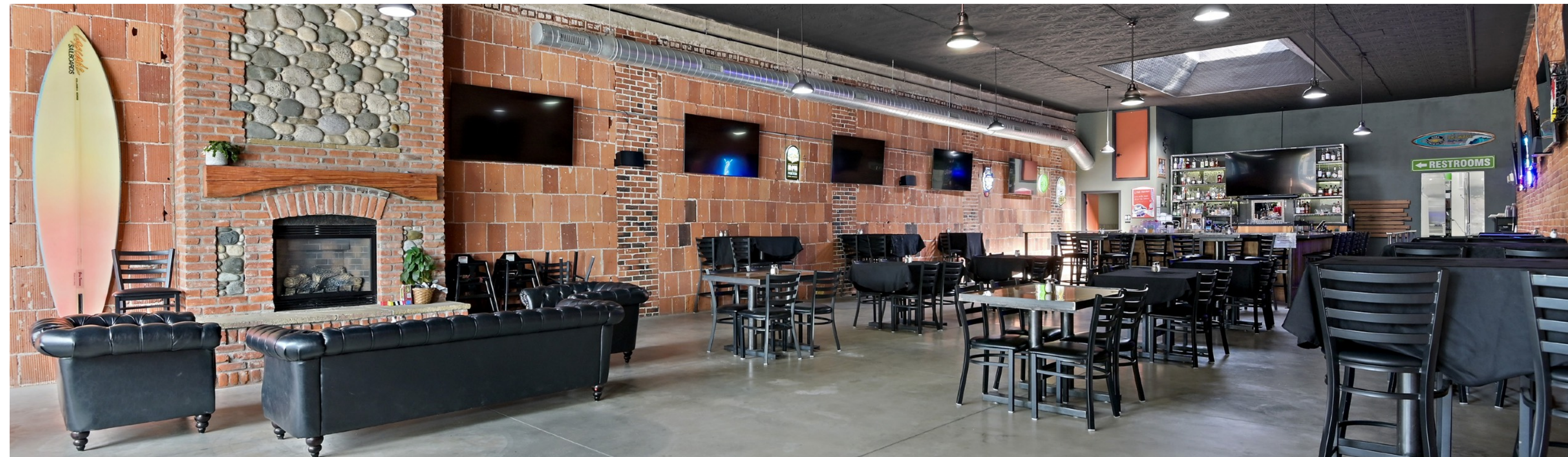


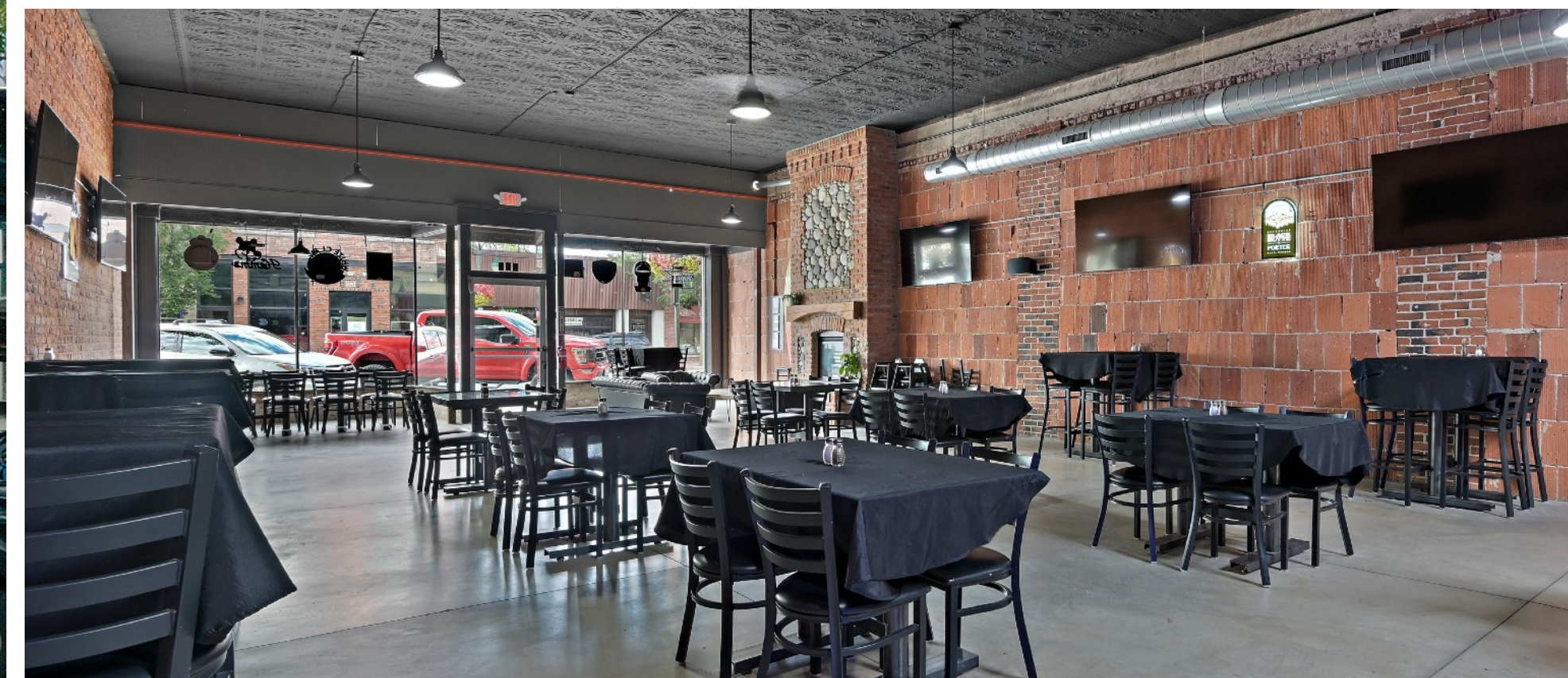
OFFERING MEMORANDUM

Chewelah Commercial Opportunity

Prime commercial real estate opportunity in the heart of downtown Chewelah, WA, offering high visibility, strong foot traffic, and versatile space for restaurant, retail, office, or mixed-use development.

207 East Main Avenue, Chewelah, WA 99109





PROPERTY DESCRIPTION :

Welcome to the beautiful City of Chewelah, known as the “Your Place for All Seasons”. This extensively remodeled restaurant opportunity, previously operated as a vibrant and locally renowned sports bar, is located on the main thoroughfare to 49° North Mountain Resort just 1 block off HWY 395 which is the main connector between Spokane and the Canadian border. Ample angled street parking is available along Main Avenue, which drips with quintessential small town charm and offers a variety of shops, services and attractions. A well-appointed commercial kitchen, fully equipped bar setup with beer taps, an expansive dining room and all FF&E included provide a true plug 'n play environment for the seasoned or emerging restaurateur. The back of this establishment can be accessed through a separate entrance and offers unique Airbnb efficiencies for short term rental to skiers, mountain bikers, patrons or friends who are in town to enjoy everything Chewelah has to offer.

DETAILS :

List Price: \$699,000

Price Per SF: \$142.22

Building Size: 4,915 SF

Parcel: 0202400

Parking: Street Parking

FF&E Included

Occupancy: Approx. 73 Seats Total

23 Bar Top Seats

50 Dining Room Seats

PERMITTED USE :

- Restaurants
- Retail Sales & Services
- Office
- Religious Facilities
- Community Facilities
- Lodging
- Multi-Family
- Mixed Use

Chewelah Commerical Opportunity



“Your Place for All Seasons”

Prime commercial real estate opportunity in the heart of downtown Chewelah, WA, offering high visibility, strong foot traffic, and versatile space for restaurant, retail, office, or mixed-use development.

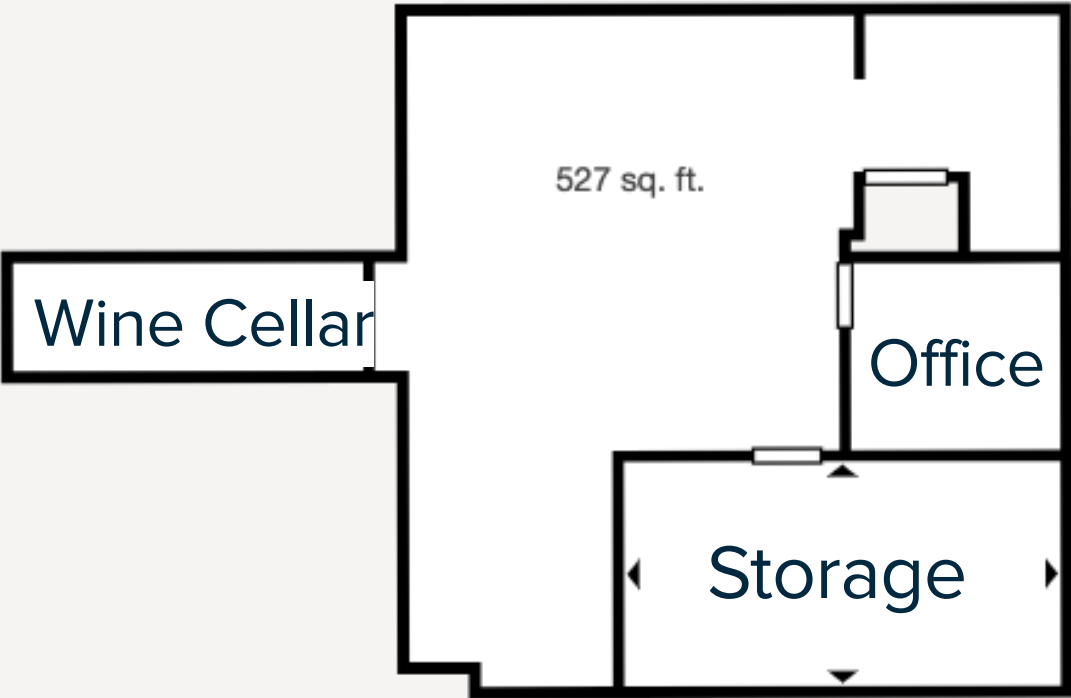
207 East Main Avenue, Chewelah, WA 99109

Property Floor Plan

Main Floor



Basement



Full-Equipped Sports Bar

Gross Floor Area - 4,915 sqft | Main Floor 4,076 sqft | Basement 839 sqft

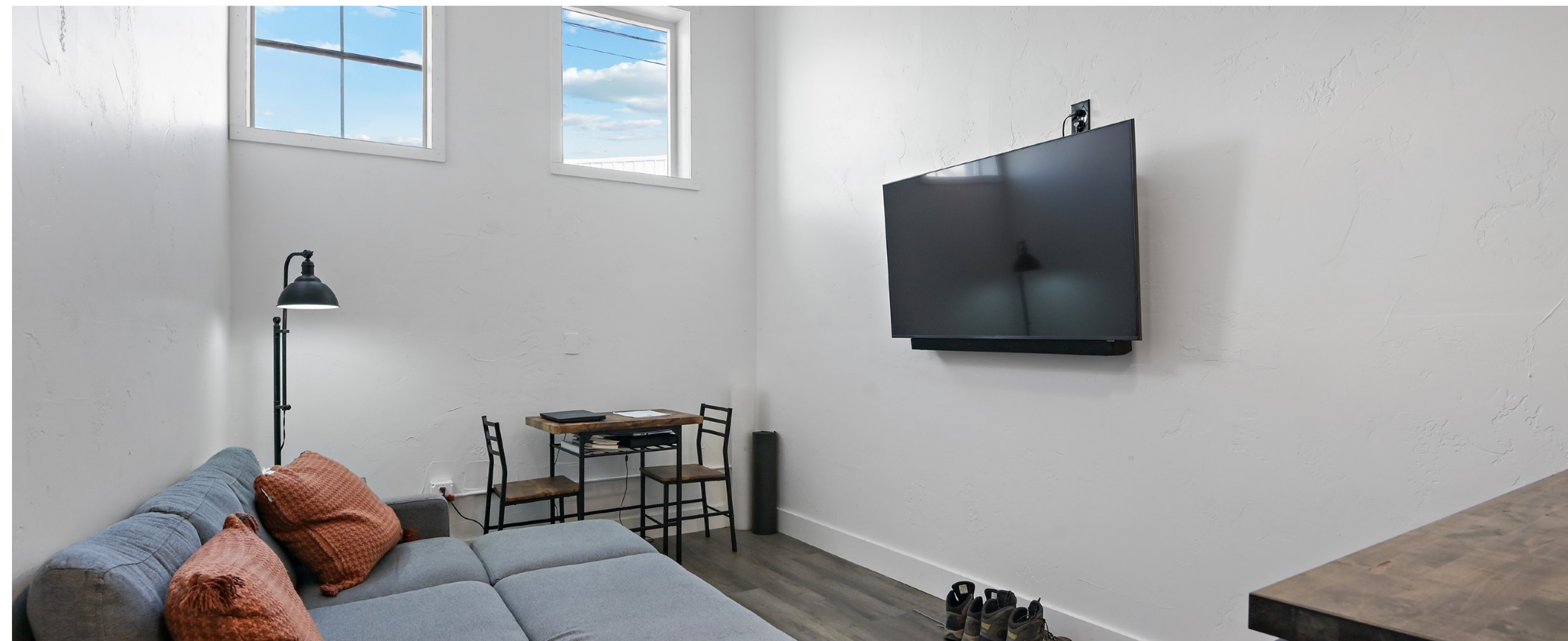
Dining Room & Bar



Kitchen



Living Space



Office & Storage



