

FOR SALE

\$599,000



COMMERCIAL / RETAIL BUILDING & SHOP

206 S. Meridian, Chewelah, WA 99109

LOCATION:

Excellent visibility and accessibility being just one block west of Highway 395 and south of Main Ave. in the heart of Chewelah. Chewelah is located 45 miles north of Spokane in Stevens County. It is a growing community with a small town feel. City amenities include a municipal airport, regional hospital, K-12 school system, local library and the northeastern Washington destination mountain resort 49° North. Property is the current location of Chewelah Auto Parts & Repair, established for over 50 years.

SITE:

±17,424 SF; parcel # 0272300

ZONING:

City of Chewelah, R-B, Retail Business

IMPROVEMENTS:

Total Footprint Area:	±5,024 SF in two (2) buildings
Building 1, Auto Parts Store:	±4,000 SF
Building 2, Repair Shop:	±1,024 SF
Sewer, Water & Electric:	City of Chewelah
Gas:	Avista Utilities
Construction Type:	Wood frame, metal siding
Age:	1972
Hair Salon Lease:	3 tenants @ \$200/Mo Gross each; Month to month, verbal agreement

SELLER**FINANCING:**

Seller will consider seller financing to qualified buyers with 30% down, 6% interest, 30 year amortization, 5 year balloon.

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

JD Lucas | 509.862.5385 or jd.lucas@kiemlehagood.com

Steve Schalock | 509.936.5759 or swschalock@gmail.com



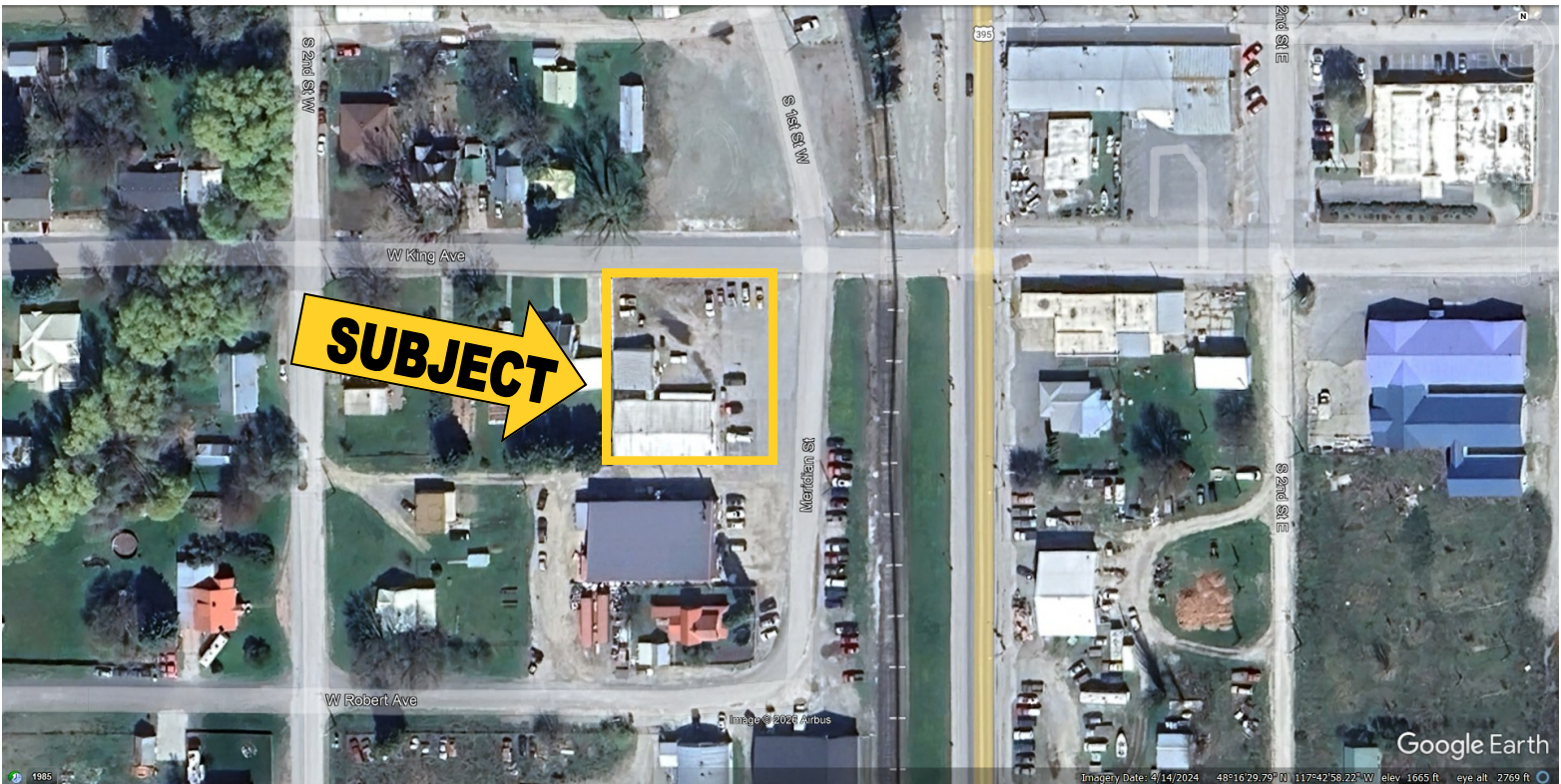
KIEMLE HAGOOD

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206 S. Meridian St., Chewelah, WA



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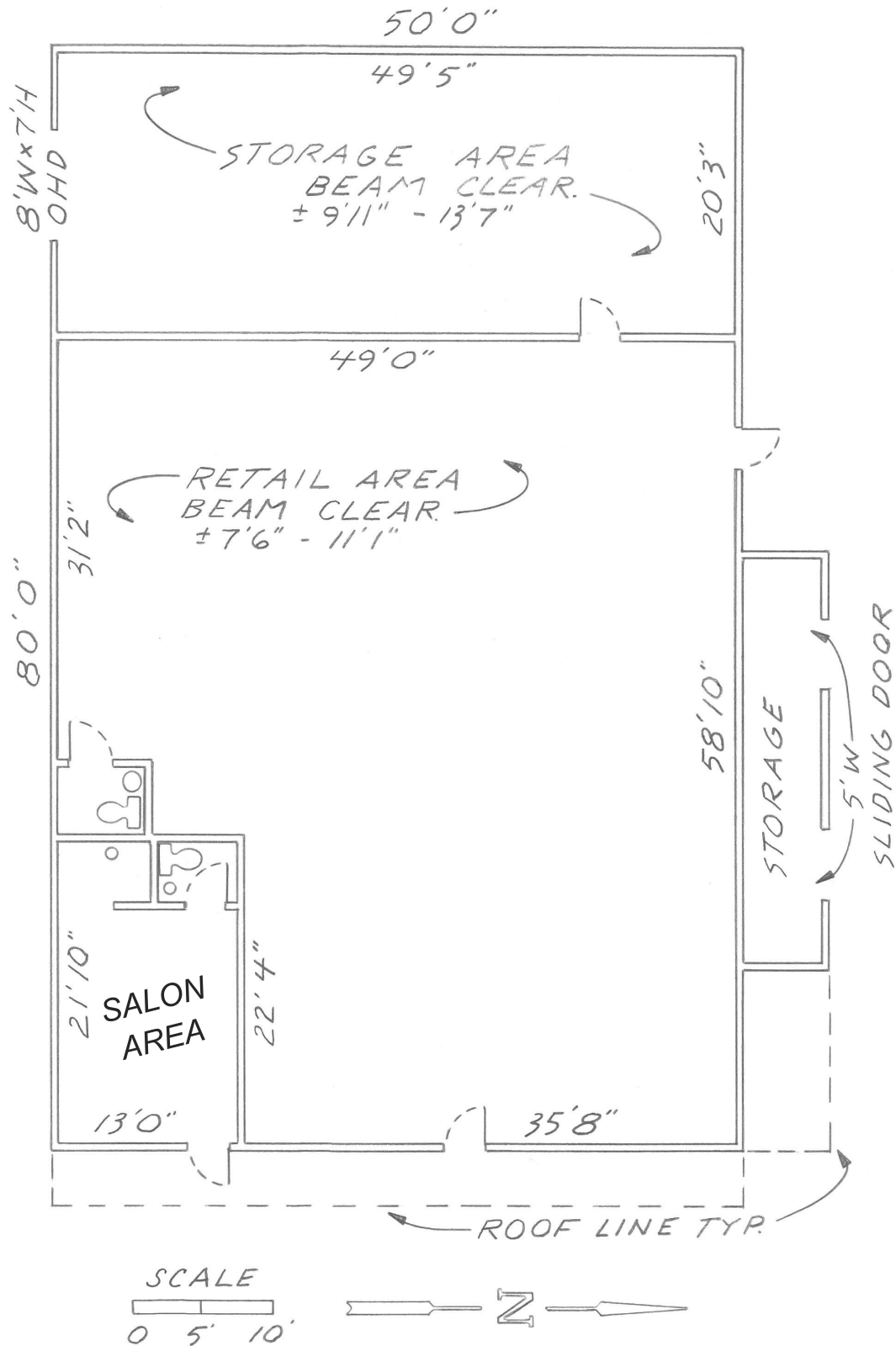
**KIEMLE
HAGOOD**

FLOOR PLAN

Auto Parts Store

206 S. Meridian,
Chewelah, WA

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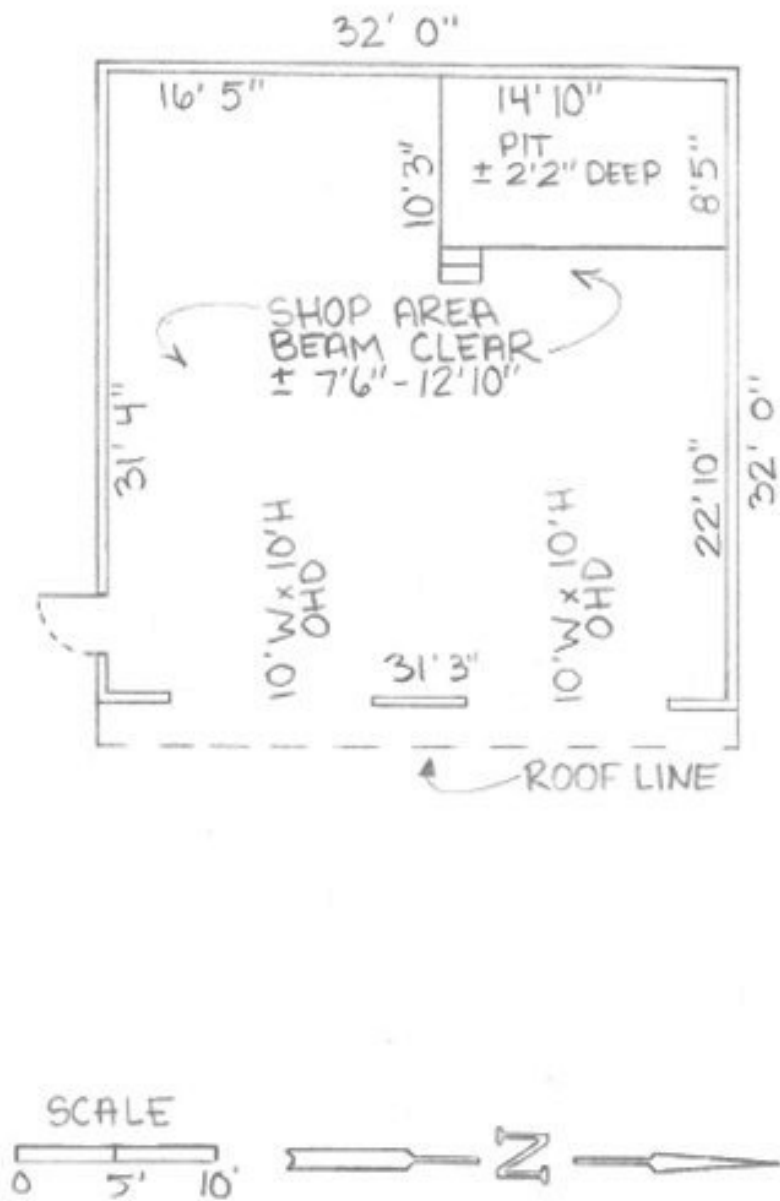
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PHOTOS

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