

FOR SALE

REAL ESTATE OPPORTUNITY | ESTABLISHED HVAC BUSINESS AVAILABLE SEPARATELY
Stevens County, Washington



SALE PRICE **\$350,000**

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DETAILS

REAL ESTATE OPPORTUNITY

Stevens County, Washington



OFFERING SUMMARY

Sale Price (Real Estate):	\$350,000
*Sale Price (Business):	\$585,000
Parcel Number:	0135400
Building Size:	4,000 SF
Lot Size:	0.19 Acres
Zoning:	C-3 (General Commercial)

**Business Opportunity listed separately:
DJ Talarico, Transworld Business Advisors*

Financials available with signed NDA



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SUMMARY

REAL ESTATE OPPORTUNITY

Stevens County, Washington

Position your investment in one of Colville's most recognizable commercial properties. Ideally situated in the heart of Colville's established commercial district, this approximately 4,000-square-foot freestanding commercial building occupies a highly visible 0.19-acre corner parcel with excellent exposure, easy access, and ample on-site parking.

Designed for functionality and flexibility, the building features a well-appointed showroom, professional office space, warehouse and storage areas, an on-site sheet metal fabrication shop, and multiple workspaces that can accommodate a wide range of commercial operations. Zoned C-3 General Commercial, the property supports a variety of retail, service, contractor, industrial, and commercial uses, making it an exceptional opportunity for both owner-users and long-term investors. Its prominent location, established presence, and versatile improvements create lasting value in one of Stevens County's most active commercial corridors.

The property is currently occupied by a highly respected family-owned business that has successfully served Stevens County since 1969. With an outstanding reputation, loyal customer base, and more than five decades of proven success, the business complements the strength of the underlying real estate. The real property is offered for sale together with the business and will not be sold separately. The seller's intent is to transfer both assets as a complete package, providing a seamless transition for the next owner.

Alternatively, the business may be purchased independently, with the seller may be willing to retain ownership of the real estate and negotiate a long-term lease under mutually acceptable terms. This structure provides flexibility for qualified buyers who wish to acquire the established operating business without immediately purchasing the real estate.

Whether you're seeking a strategic commercial investment, an owner-user opportunity, or the acquisition of a long-established business with an exceptional reputation, this offering represents a rare opportunity in the Colville market.



- ±4,000 SF freestanding commercial building
- 0.19-acre high-visibility corner parcel
- Prime location in the heart of Colville's commercial district
- Excellent street exposure and easy customer access
- Ample on-site parking
- Well-appointed showroom and professional office space
- Warehouse and storage areas
- On-site sheet metal fabrication shop
- Multiple flexible workspaces
- C-3 General Commercial zoning
- Ideal opportunity for owner-users and investors
- Real estate and business offered together as a complete package
- Well-established business serving Stevens County since 1969
- Business may be purchased separately, with seller potentially retaining the real estate and negotiating a long-term lease

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PHOTOS

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