

# LIVE-WORK OPPORTUNITY: ESTABLISHED RESTAURANT WITH RESIDENCE FOR SALE

24706 E WELLESLEY AVE | OTIS ORCHARDS, WA 99027

**TOK**  
COMMERCIAL



**DANNY DAVIS** / 208.691.6003 / [danny@tokcommercial.com](mailto:danny@tokcommercial.com)

SALE PRICE

**\$795,000**

THIS PROPERTY IS EXCLUSIVELY MARKETING BY INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



## OFFERING DETAILS

Property Address	24706 E Wellesley Ave Otis Orchards, WA 99027
Property Type	Restaurant/Mixed-Use
Lot Size	1.01 AC
Bldg Size	Restaurant - 1,440 SF   Built 1955 Manufactured Home - 2,400 SF   Built 1999 Dry Storage - 624 SF   Built 1952 Warehouse - 900 SF
Parking	Ample
Zoning	RC - Regional Commercial
Sale Price	\$795,000

## HIGHLIGHTS

- 1.01 acre commercial property offering significant flexibility of use in the near term, and healthy long term upside potential.
- 35+ year established restaurant destination with strong local recognition and customer awareness (No value has been given to the business. FF&E available separately).
- Regional Commercial zoning supports a broad range of commercial and redevelopment opportunities.
- Five existing structures on-site including a restaurant, residence, dry storage, warehouse, and a small storage building.
- Rare mixed-use investment opportunity combining business operations, residential use, and future value-add potential.

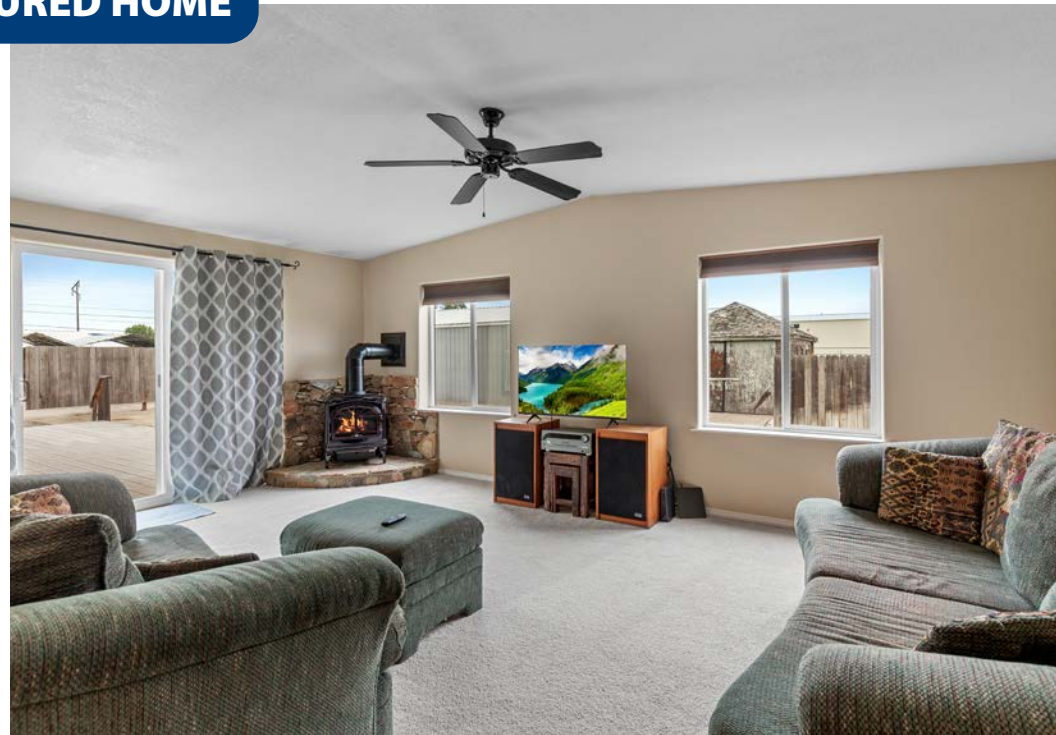


**RESTAURANT**



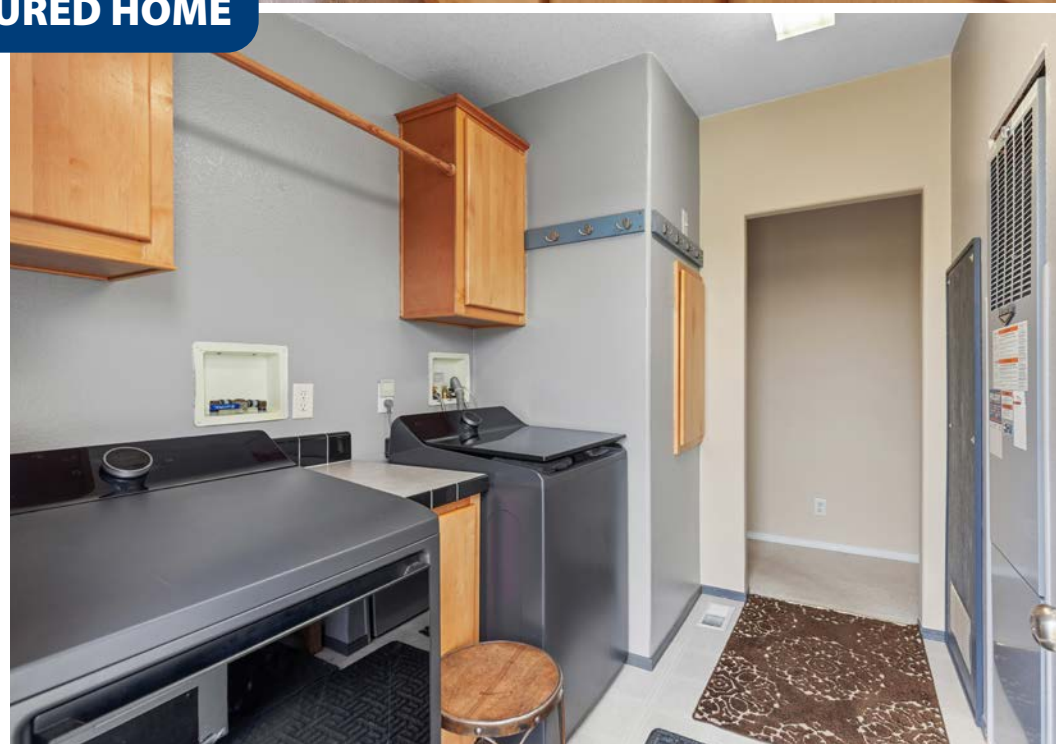
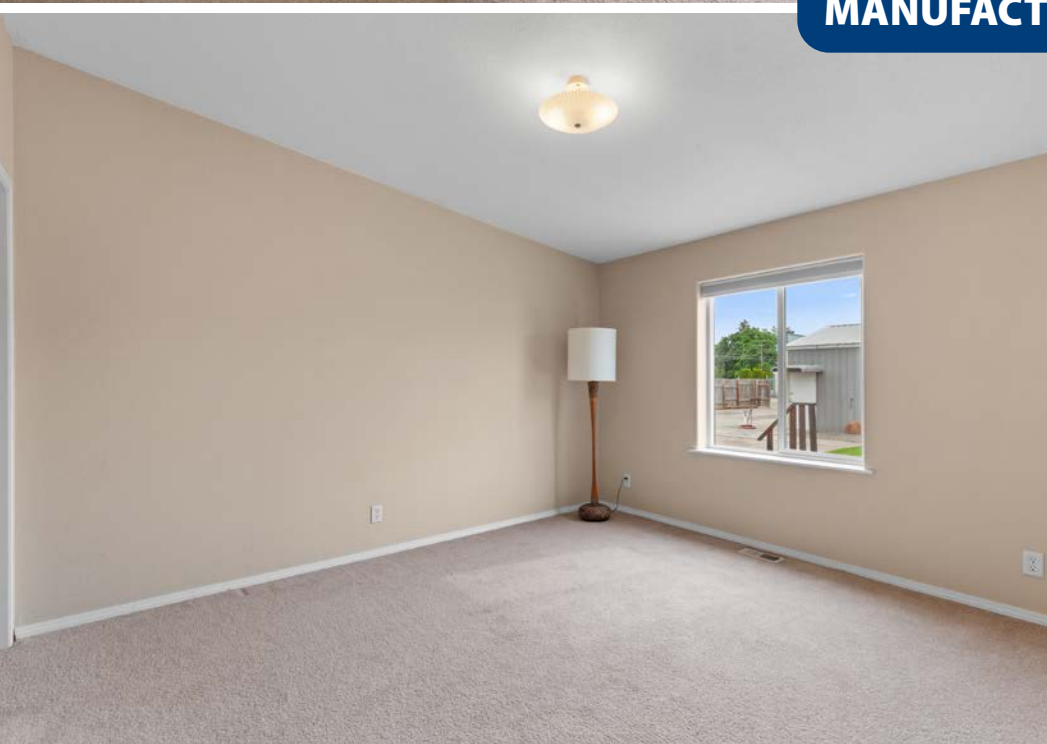


**MANUFACTURED HOME**





**MANUFACTURED HOME**

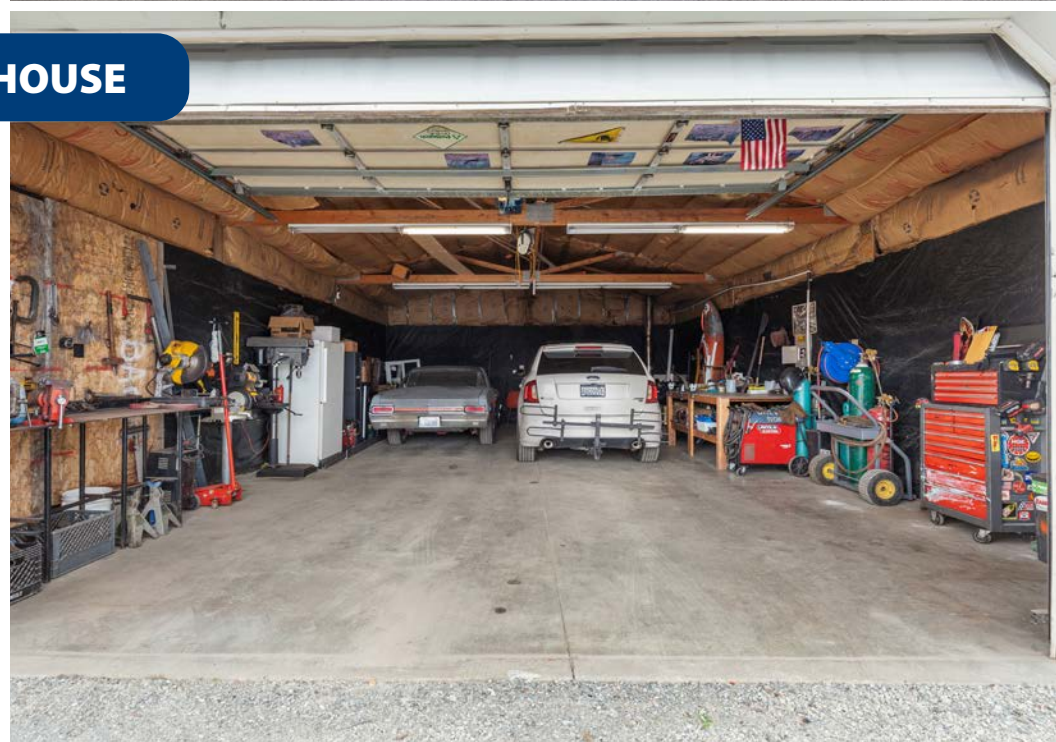




**DRY STORAGE**



**WAREHOUSE**





↓ INTERSTATE 90  
4 MIN DRIVE / 2.1 MILES

SEAHAWK STATE STORAGE

SITE

N MURRAY DR

E WELLESLEY AVE

3,181 VPD

[ 7 ] 24706 E WELLESLEY AVE

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3 MILE RADIUS



POPULATION  
**19,027**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**1.9%**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$130,391**  
3 MI. RADIUS

5 MILE RADIUS



POPULATION  
**45,133**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**2.8%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$126,149**  
5 MI. RADIUS

10 MILE RADIUS



POPULATION  
**192,081**  
10 MI. RADIUS



HISTORIC ANN. GROWTH  
**2.5%**  
10 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$109,866**  
10 MI. RADIUS



# AERIAL MAP

30 MIN TO COEUR D'ALENE

24 MIN TO SPOKANE



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