

SALE \$125,000 PRICE REDUCTION

GATHERING FARMS | LIVE, HOST, AND CREATE THROUGH STAYS, RETREATS AND CELEBRATION
510 E Main Ave Chewelah, WA 99109



SALE PRICE \$1,375,000



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Barb Pielli
(509) 714-5071

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SUMMARY

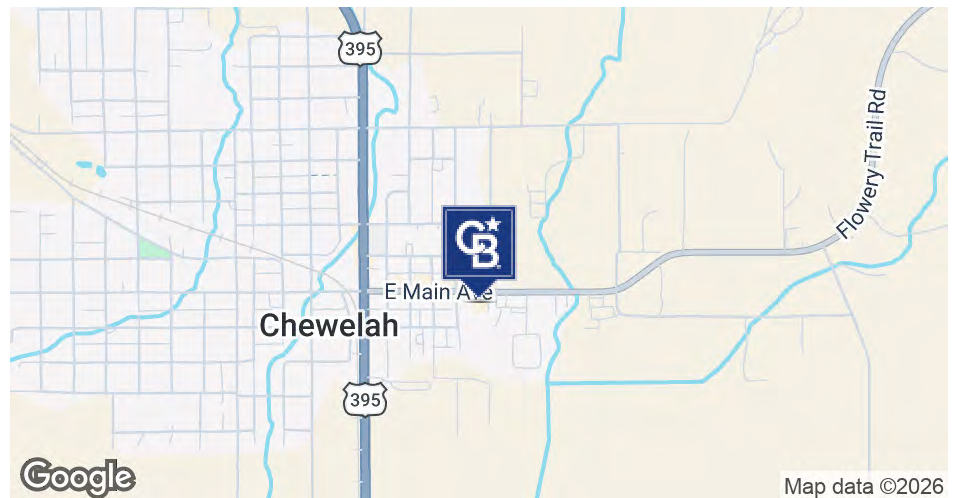
GATHERING FARMS EVENTS

510 E Main Ave Chewelah, WA 99109



OFFERING SUMMARY

Sale Price:	\$1,375,000
Lot Size:	2.16 Acres
Year Built:	1925
Renovated:	2024
Zoning:	Retail Business
Market:	Special Use
Submarket:	Event Venue



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DETAILS

GATHERING FARMS EVENTS

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Building Name	Gathering Farms Events
Property Type	Event Venue
Property Subtype	Future Development
APN	0286915
Total Square Feet	6,466 SF
Lot Size	2.16 Acres
Year Built	1925
Year Last Renovated	2024
Number of Floors	2
Number of Buildings	4

Gathering Farms offers a rare opportunity to own a distinctive residential and commercial property while generating income through short-term lodging, hospitality, and events in the heart of the Chewelah Valley.

At the center of the property is the nearly 100-year-old reimagined dairy barn, which has been transformed into a remarkable combination of residential, gathering, and hospitality space. The lower level includes 4 bedrooms with on-suite bathrooms, an additional parlor bathroom, and an open great-room concept with a chef's kitchen. The upper hayloft provides expansive space for larger gatherings and could also support additional living or hospitality uses. Throughout, the property blends modern comfort with vintage character and offers flexible indoor and outdoor event capacity for up to 150 guests.

Separate from the barn, the fully restored farmhouse is a 3-bedroom, 3-bath residence that can serve as an owner's primary home, guest accommodations, or a short-term rental.

Designed with both lifestyle and investment in mind, the property offers immediate income-producing potential through guest stays and events, while allowing a new owner to operate at their own pace and expand over time. The farmhouse, barn lodging, and additional guest spaces provide the potential for as many as 3 short-term rental units and year-round revenue. Additional land creates further possibilities for boutique lodging, future development, or resale as a separate asset.

Gathering Farms is a rare blend of beauty, utility, and adaptability—where historic craftsmanship, residential living, hospitality, and long-term income potential come together in one remarkable property.

****All furniture and event related equipment / items are considered personal property and are optional in the sale of the residential / commercial real estate.**



- A distinctive residential & commercial property offering the rare opportunity to live, host, & generate income from one beautiful setting
- Historic farmhouse, restored barn, open lawns, & scenic countryside create an exceptional place to call home
- A compelling alternative for residential buyers who want more than a traditional home: acreage, character, existing income potential, & the freedom to shape a business around their lifestyle
- Three unique, staged sort-term rental units provide immediate flexibility for guest accommodations, multigenerational living, or supplemental rental income; furnishings negotiable
- Existing short-term rental operations offer the potential to help offset ownership costs while allowing a new owner to expand at their own pace
- Private entrances, comfortable finishes, & modern amenities make each lodging space well suited for weekend travelers, wedding guests, visiting family, & retreat groups
- Flexible indoor & outdoor spaces support year-round personal use, private gatherings, celebrations, workshops, retreats, & special events
- Existing food-service, bar, & entertainment infrastructure creates opportunities that would be difficult * costly to reproduce elsewhere
- Well suited for an owner seeking a primary residence with room to develop an Airbnb, hospitality, event, retreat, or lifestyle business
- The property can be operated at its current level or gradually expanded through additional bookings, seasonal offerings, destination packages, and local partnerships

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HIGHLIGHTS

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LOCATION HIGHLIGHTS

Positioned in the heart of Chewelah's downtown corridor, Gathering Farms offers prime visibility along the city's primary thoroughfare. Main Avenue serves as the central commercial spine of Chewelah, benefiting from consistent local traffic as well as regional visitors traveling through Stevens County.

The property is surrounded by a mix of established local businesses, retail shops, dining, and essential services, creating a steady flow of foot traffic and strong community engagement. Its central location provides convenient access to nearby residential neighborhoods, schools, and civic amenities, making it an ideal setting for businesses seeking both visibility and accessibility.

Chewelah is known for its small-town charm and year-round recreational appeal, drawing seasonal tourism and supports local economic activity. This location offers an excellent opportunity to serve both the local customer base and visitors exploring the region.

MASTER POSITIONING

RESIDENTIAL LIVING, CREATIVE STAYS, RETREATS, & CELEBRATIONS

A distinctive place to live, host, and create income through lodging, gatherings, and special experiences.

PRIVATE RETREATS & MULTI-DAY GATHERINGS

On-site lodging and flexible gathering spaces make the property well suited for family reunions, leadership retreats, faith-based gatherings, wellness weekends, and other multi-day stays.

CORPORATE, CIVIC, & ORGANIZATIONAL EVENTS

A memorable alternative to conventional meeting venues, with indoor and outdoor spaces that can accommodate planning sessions, dinners, fundraisers, and organizational gatherings.

MICRO-EVENTS, WORKSHOPS, & POP-UPS

Flexible spaces support classes, workshops, creative gatherings, vendor events, and seasonal offerings through hourly, half-day, or full-day formats.

DESTINATION LODGING & EXPERIENTIAL STAYS

Short-term rental accommodations create year-round income potential independent of larger events, serving weekend travelers, retreat guests, seasonal visitors, and extended-stay guests.

SIGNATURE PRIVATE CELEBRATIONS (INCLUDING WEDDINGS)

Established event infrastructure supports milestone celebrations, private parties, and weddings, giving an owner the flexibility to host selectively or build a broader event calendar.

SEASONAL & COMMUNITY PROGRAMMING

Markets, dinners, holiday gatherings, and community events offer additional ways to activate the property, increase visibility, and generate off-season income without requiring major structural changes.



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POSSIBILITIES

GATHERING FARMS EVENTS

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PRIVATE RETREATS & MULTI-DAY GATHERINGS

- Corporate leadership retreats
- Faith-based retreats
- Wellness and movement retreats
- Creative intensives
- Family reunions and legacy gatherings

DESTINATION LODGING & EXPERIENTIAL STAYS

- Weekend destination travelers
- Retreat lodging
- Seasonal tourism overflow
- Creative residencies
- Mid-week remote work stays
- The ideal place to relax for a ski-weekend or ladies golf retreat

CORPORATE, CIVIC, & ORGANIZATIONAL EVENTS

- Off-site meetings and strategy sessions
- Annual dinners and fundraisers
- Nonprofit and civic events
- Regional association gatherings

SIGNATURE PRIVATE CELEBRATIONS

- Intimate celebrations
- Larger private events
- Full-property destination formats
- Weddings

MICRO-EVENTS, WORKSHOPS, & POP-UPS

- Workshops and classes
- Artist retreats
- Vendor pop-ups
- Brand activations
- Seasonal programming

SEASONAL & COMMUNITY PROGRAMMING

- Seasonal markets
- Harvest dinners
- Holiday gatherings
- Community events

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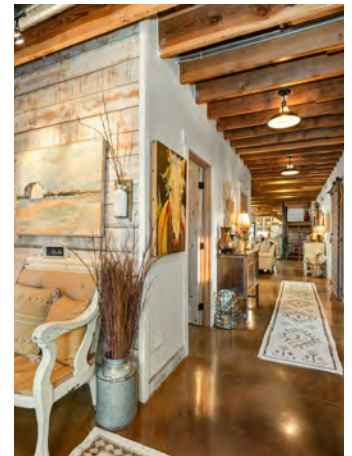


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PHOTOS

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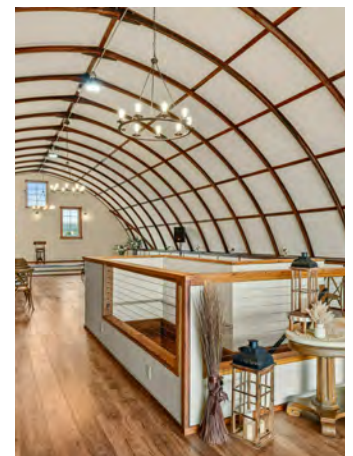


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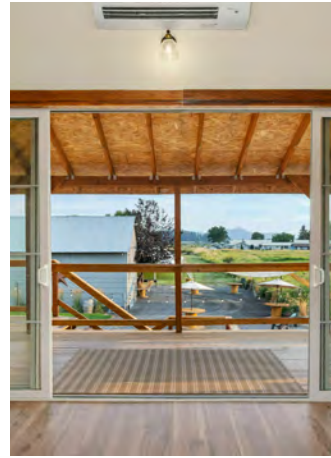


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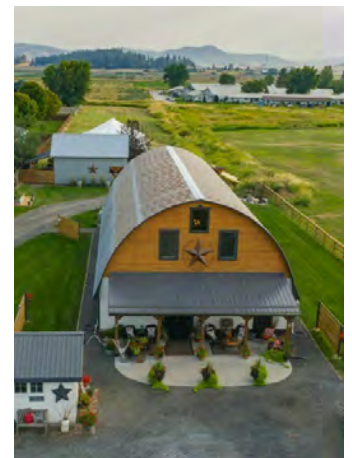
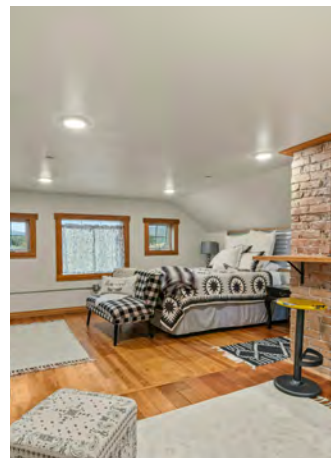


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MARKET GROWTH

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Chewelah sits at the heart of Washington's fast-growing US-395 corridor, offering investors the rare combination of small-town charm and real market momentum. Over the past five years, Chewelah's population has grown more than **8%**, outpacing both Spokane and Colville, while regional spillover from Spokane's expanding metro and Deer Park's double-digit growth continues to push demand north. Anchored by year-round recreation—skiing, golf, and lake access—and supported by a diversifying local economy, Chewelah is emerging as a high-yield destination for both residential and commercial investment.

- 49 Degrees North Ski Resort (10 miles away)
 - Multi-million-dollar investments (2021-2024)
 - **Year-round** resort planned
 - Future attractions: **mountain biking, alpine slide, summit dining**
- Chewelah Golf Course & Country Club (4 miles away)
 - Inland NW's only **27-hole public golf course**
 - Voted **Best Public Golf Course (2022)**
- Misteqa Casino Hotel (2 miles away)
 - New **70-room hotel** opened in 2024
 - Future expansion includes a **new two-story casino**
- Chewelah Municipal Airport (4 miles away)
 - 3547' x 48' runway
 - Residential taxi right of way (home to runway)
 - Avgas & Jet A fuel sales
 - 88 acres with planned **light industrial and residential development**
- Nearby Lakes & Outdoor Recreation
 - **Waits Lake** (10 miles)
 - **Deer Lake** (12 miles)
 - **Loon Lake** (15 miles)
 - **Columbia River Basin** (45 miles)
 - Hunting & Fishing throughout
- Exposure & Customer Drivers
 - North South Corridor
 - HWY 395 & Main Ave **WSDOT Traffic Count (midweek) ±10,000 / day**
 - Main Ave primary route of travel to 49 Degrees North
 - Chamber of Commerce - most active in Stevens County
 - 5 year Economic Vitality Plan - Council Approved 2023
 - Chewelah listed as WA Creative Arts District 2021
 - Award Winning Farmer's Market
 - 3 Annual Chewelah Festivals - Summer, Winter, Fall



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