

FOR SALE

NEWPORT FULLY EQUIPPED RESTAURANT SPACE

125 N Washington Ave | Newport, WA 99156



KIEMLEHAGOOD

OFFERING PRICE | ~~\$585,000~~ \$499,000

BUILDING SIZE	±2,800 SF
YEAR BUILT	1967
LOT SIZE	±0.234 Acres (±10,193 SF)
PARCEL NO.	463118520069
ZONING	Commercial

TOM VILLELLI

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ANTHONY "TONY" VILLELLI

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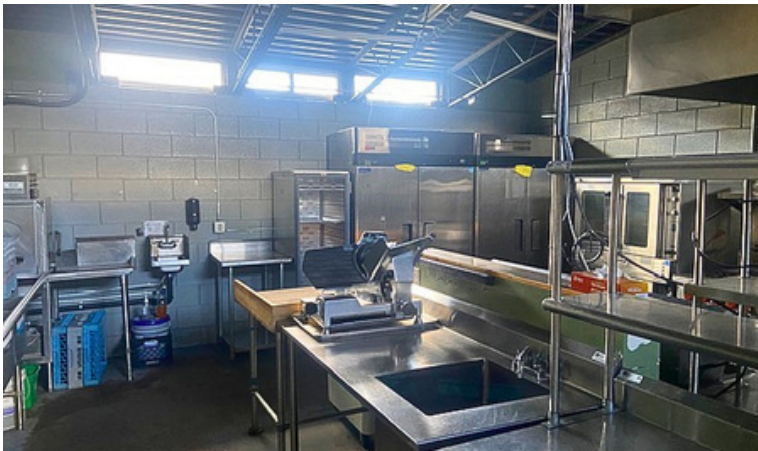
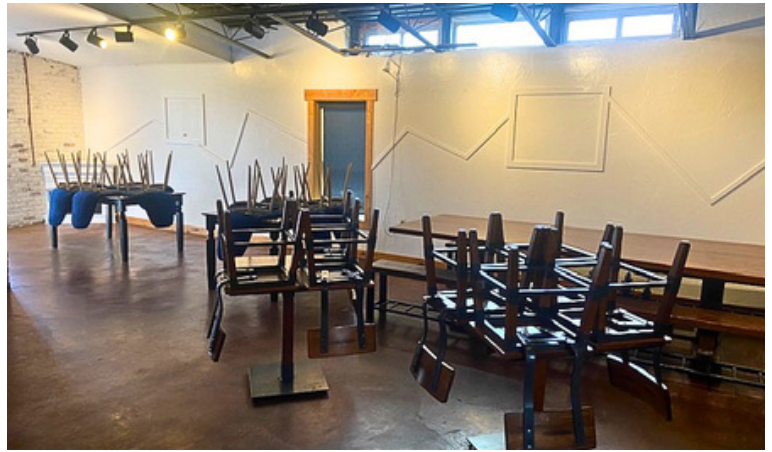
PROPERTY OVERVIEW

NEWPORT FULLY EQUIPPED RESTAURANT SPACE **FOR SALE**

Position your business for success with this prime, high visibility location along Washington Avenue in Newport. The space is well suited for a variety of restaurant concepts, offering ample indoor seating and a large front patio ideal for capturing seasonal traffic.

Additional features include a walk-in cooler, efficient back-of-house layout, and potential for a drive-through providing flexibility and strong operational upside. Located in a growing community near the Pend Oreille River, this is an excellent opportunity to establish a presence in an increasingly active market.





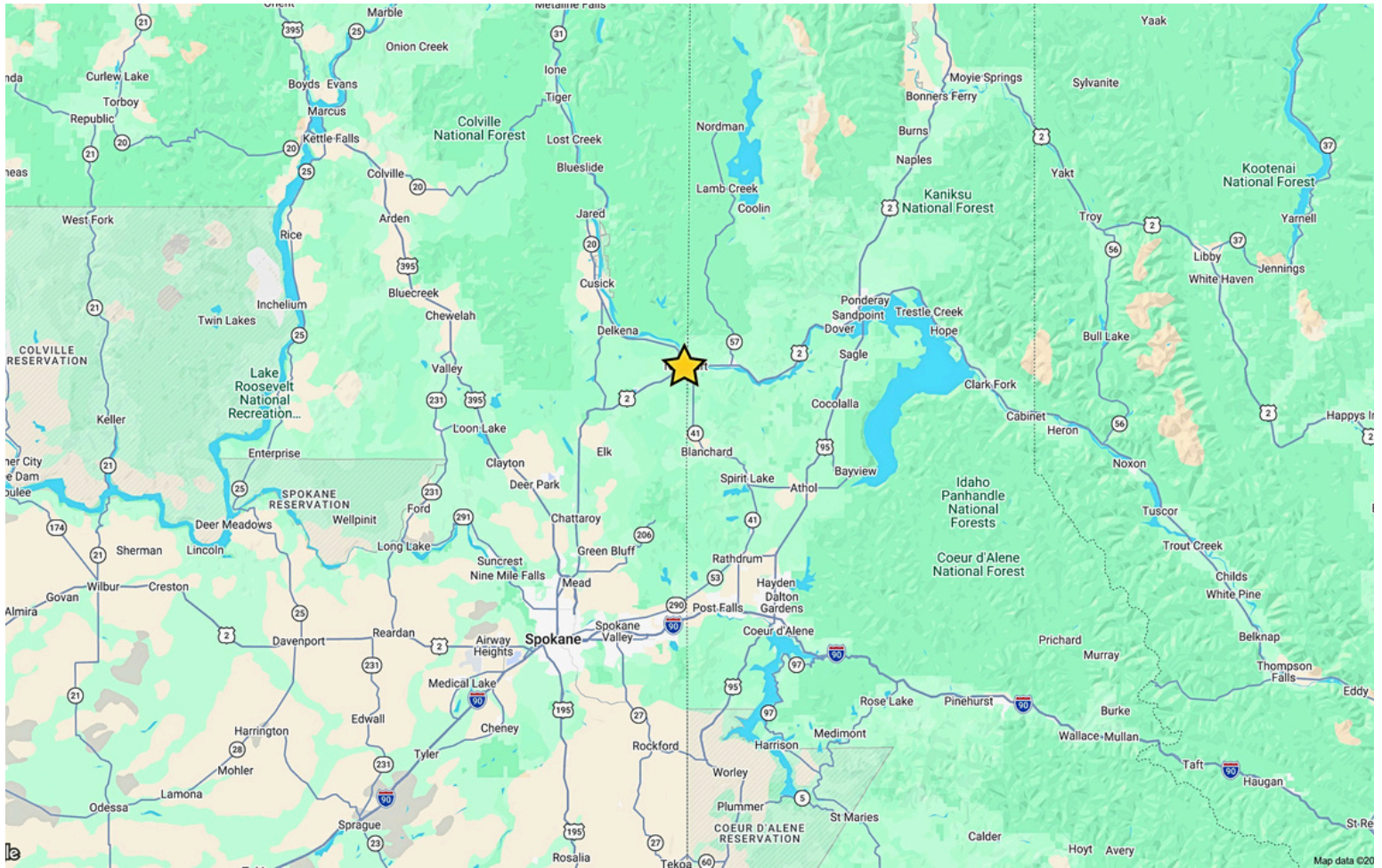


DISTANCE & DRIVE TIMES

Colville, WA (North)	±1 Hour 22 Minutes, ±64 Miles
Sandpoint, ID (East)	±37 Minutes, ±29 Miles
Coeur d'Alene, ID (Southeast)	± 1 Hour, ±44 Miles
Spokane International Airport (Southwest)	±1 Hour 5 Minutes, ±56 Miles

TRAFFIC COUNTS

N Washington Avenue	±3,932 ADT
N Union Avenue	±3,691 ADT
W Walnut Street	±5,148 ADT



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VIEW LOCATION



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814