

FOR SALE



Kootenai Valley Motel

6409 S Main Street
Bonners Ferry, ID 83805

OFFERING PRICE	\$1,700,000
BUILDING SIZE	±9,053 SF
LOT SIZE	±3.04 AC
ZONING	Commercial
YEAR BUILT	1947
PARCELS	RPB00000339355A RPB00000339340A

**KIEMLE
HAGOOD**

ANTHONY "TONY" VILLELLI
208.661.3044
tony.villelli@kiemlehagood.com

TOM VILLELLI
208.659.1821
tom.villelli@kiemlehagood.com

DESCRIPTION

Recently remodeled 20-unit motel, on over 3 commercial acres. This historic motel has been serving the travelers through, and the community of, Bonner's Ferry for over 60 years. The Kootenai Valley Motel is the first motel as travelers come into town on US Hwy 95 after leaving Sandpoint, ID and on their way to Canada. With over 600 +/- feet of highway frontage, this property has outstanding exposure and with over 3 acres, there is room for expansion to add more rooms or the addition of RV sites! Most of the units have been fully remodeled. Spacious 2 bedroom, 1.5 bath manager's/owner home with 2-car garage. In the newest part of town, 2 new grocery stores, Subway restaurant and Auto Zone auto parts all within a few feet of the property.

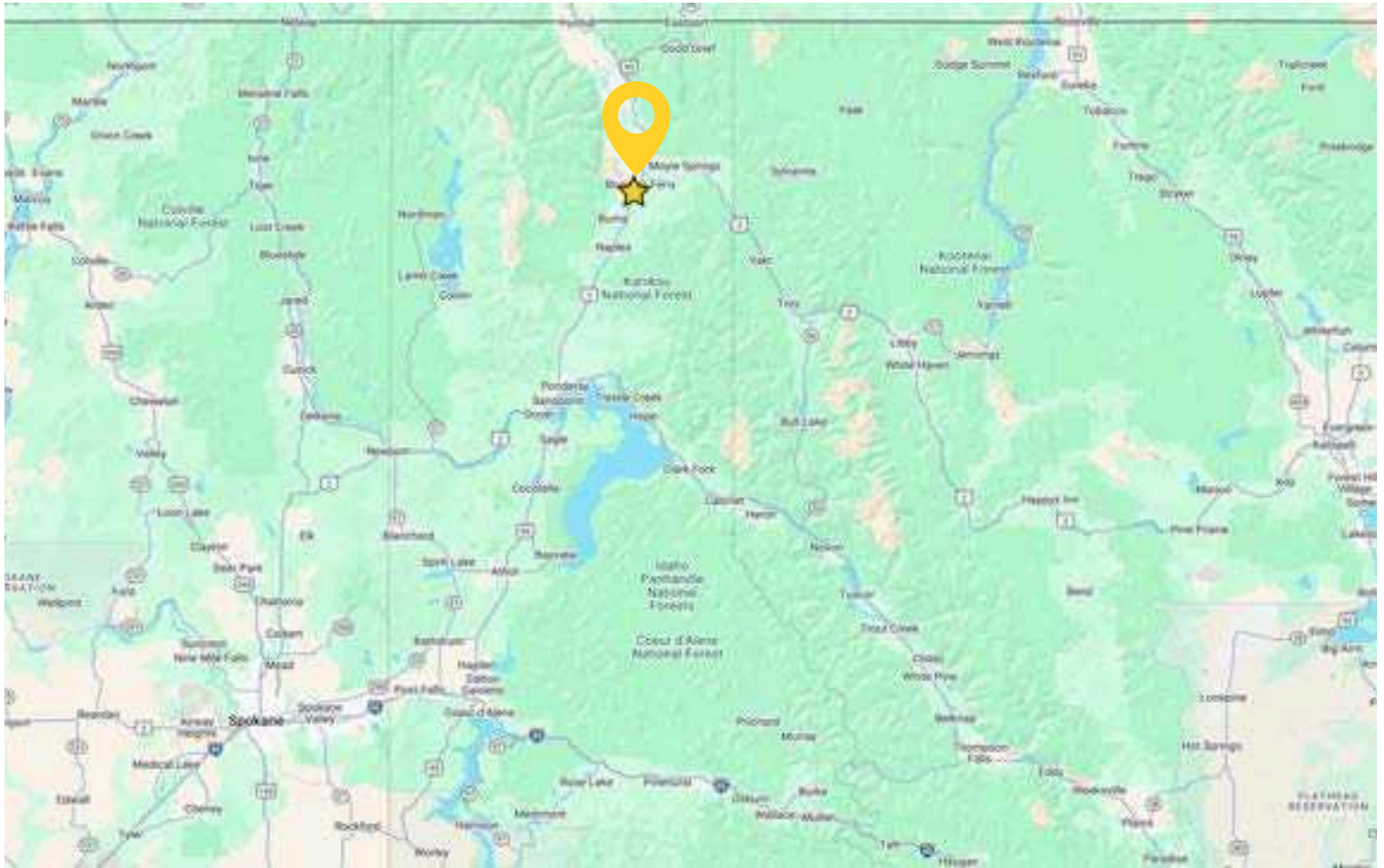


PHOTOS



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VIEW LOCATION



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