



Offering Price | \$1,999,999 ~~\$2,250,000~~



Historic Wallace Renovation

216 & 220 6th Street
Wallace, ID 83873

BUILDING SIZE	±7,500 SF
LOT SIZE	±3,746 SF
PARCEL NO	RPB0050017019CA RPB0050017019DA
ZONING	WA - Wallace
YEAR BUILT	1914
RENOVATION	2024

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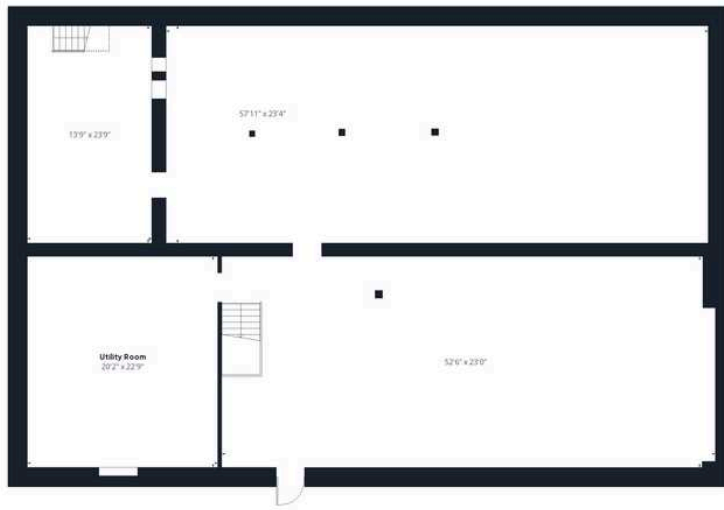
owencotterrealestate@gmail.com

PARCEL HIGHLIGHTS

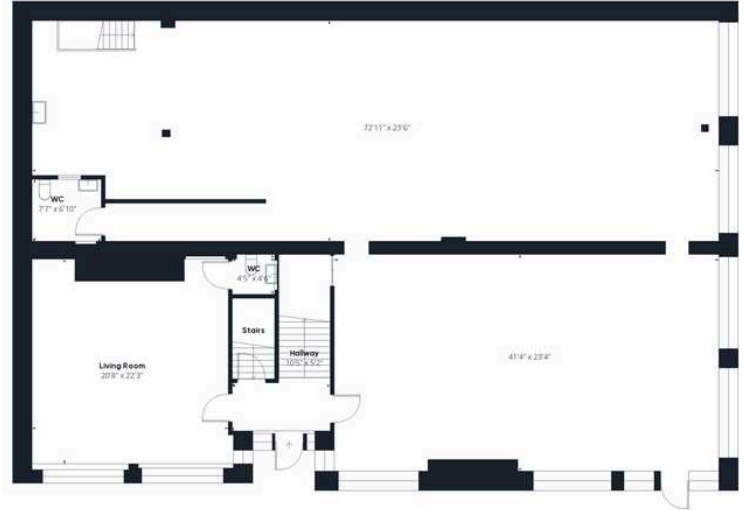
All of the hard work is done in this beautiful turnkey mixed-use brick building, originally built in 1914. The "Camia" sits in the heart of Downtown Wallace only 15 minutes from both Lookout Pass and Silver Mountain ski resorts. The building underwent a total renovation completed in 2024 consisting of a total interior engineering and remodel, including exposed post/beam installation, all new plumbing, HVAC, and electrical, all new dual pane energy efficient windows, and a new roof. The street level features a beautifully designed upscale bar and lounge with a cigar/library sitting room. All three commercial spaces have vaulted 12'-16' ceilings with a total floor space of approximately 5,625 sqft, as well as a 1,875 sqft basement. Attached to the lounge is an open restaurant space of 1,875 sqft that is ready for design and buildout. The second and third floors boast four fully furnished well-appointed lofts, with wide open floor plans, beautiful bathrooms with large walk-in dual head showers, laundry rooms, and full kitchens with stainless steel appliances. The lofts are designed for both short-stay and long-term rentals, the lobby entry and all loft doors have key and/or keyless (code/card) access control systems and there's also a remote monitor "Smart" CCTV system installed throughout the property. Attention to detail and design are apparent throughout this wonderful building as it maintains its historical exposed brick charm, with the benefits of new plumbing, electrical, HVAC, and energy-efficient infrastructure standards of 2024. All completed work is permitted with the City, County, and State.



FLOOR PLANS



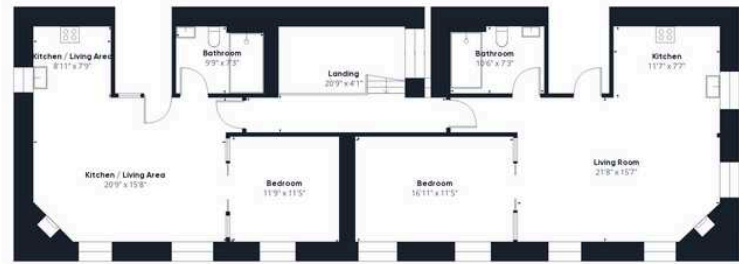
Floor -1



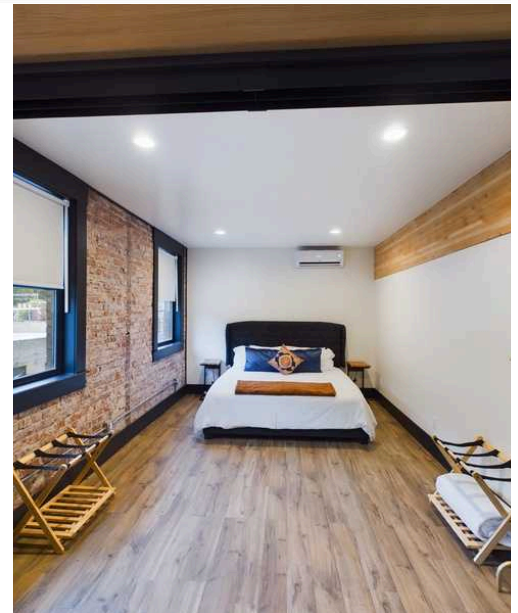
Floor 1



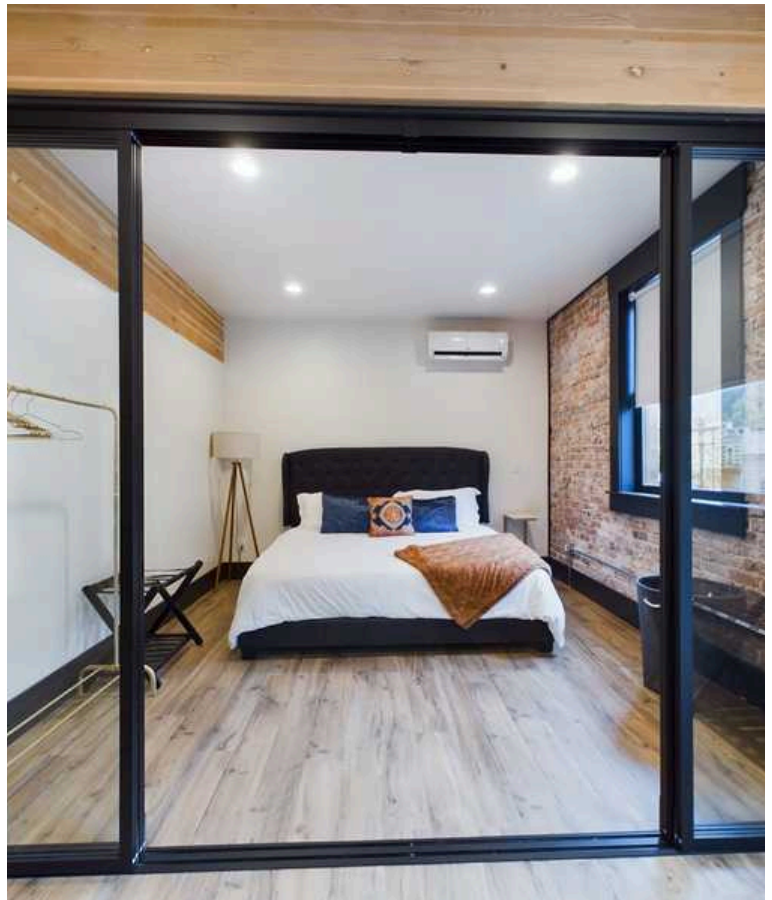
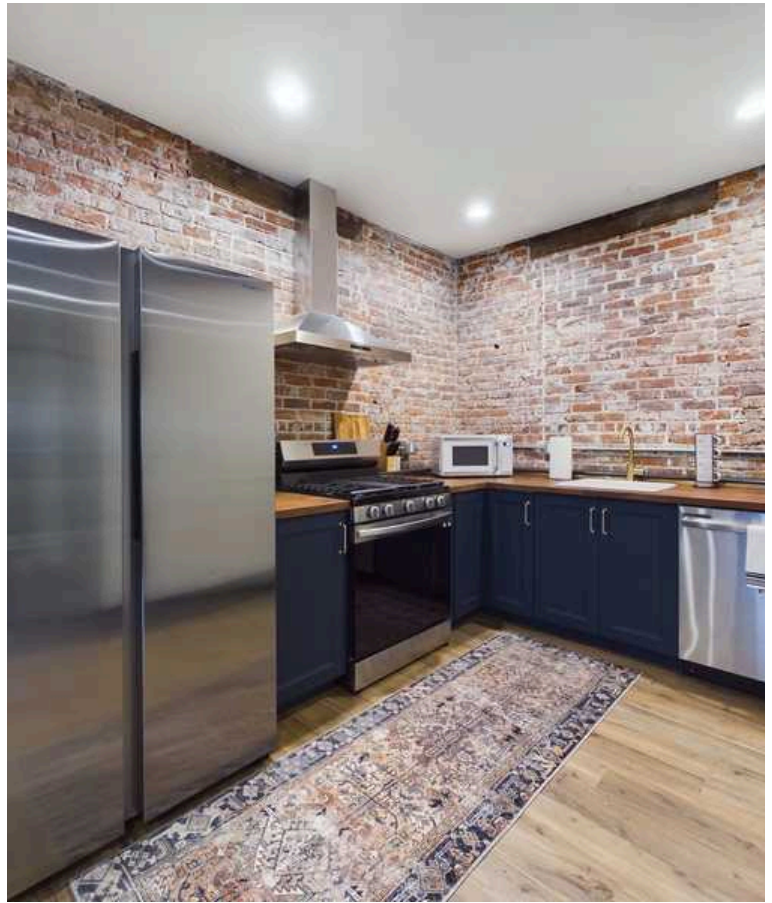
Floor 2



Floor 3



INTERIOR PHOTOS

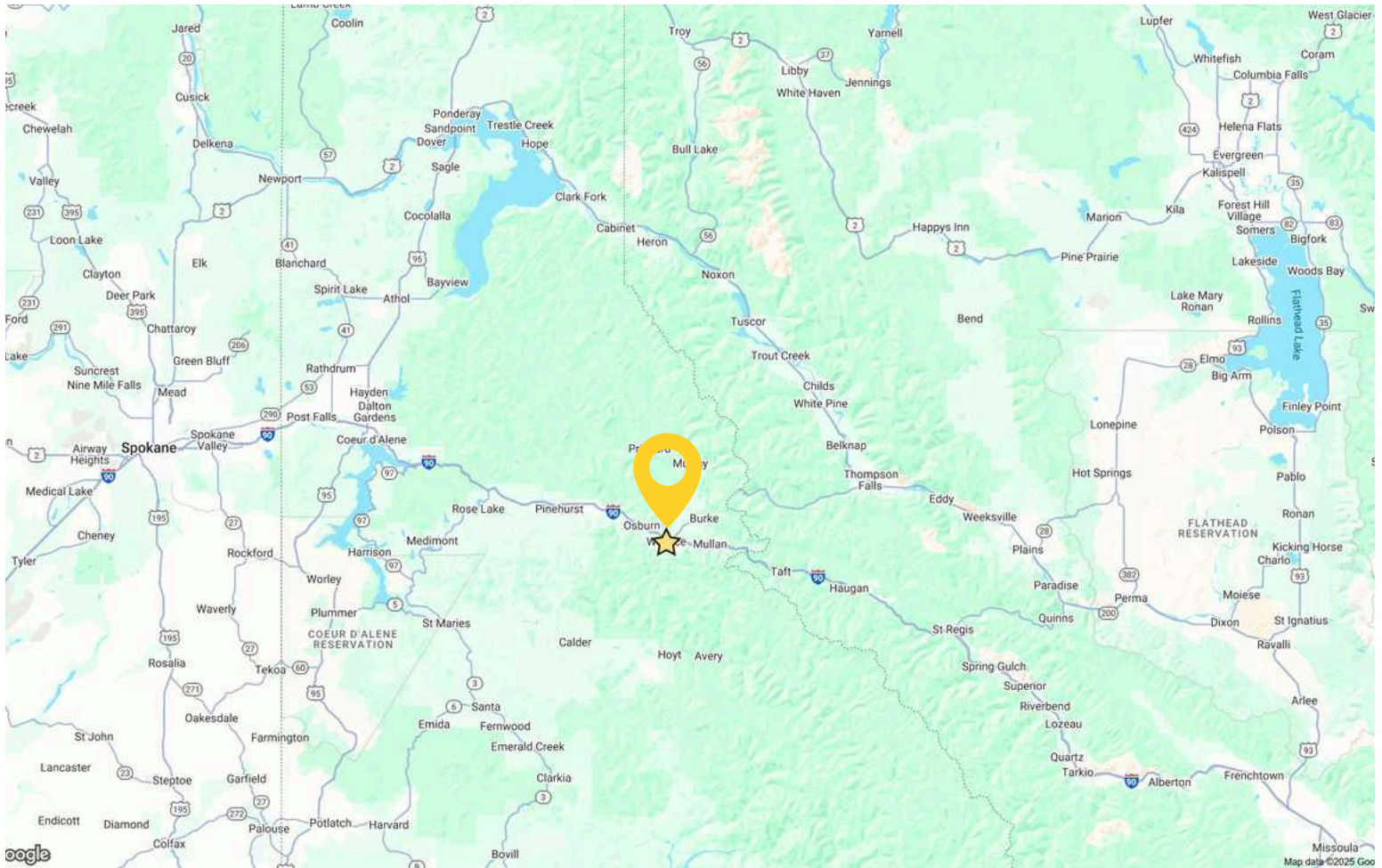


INTERIOR PHOTOS



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VIEW LOCATION



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