

# SALE

**ONION CREEK: WHERE COMMERCE, COMMUNITY, & ADVENTURE CONVERGE**

2191 Clugston Onion Creek Rd Colville, WA 99114



**SALE PRICE**      \$750,000

**Barb Pielli**  
(509) 714-5071

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Property Type	Retail
Property Subtype	Rural Commercial
APN	2350200
Building Size	3,200 SF
Lot Size	217,800 SF
Year Built	1987
Year Last Renovated	2024
Number of Buildings	2



Introducing a rare opportunity to acquire a well-positioned rural general store with attached residential living in the scenic Colville, Washington area. Onion Creek General Store serves as a local hub for nearby residents, recreation traffic, and rural commuters, offering convenience retail, grocery staples, beverages, and grab-and-go food service.

The approximately 3,200± square foot building features a functional retail storefront, commercial kitchen and food preparation area, storage, and an attached one-bedroom residential apartment, allowing for owner-occupancy or supplemental rental income. Situated on approximately 5± acres, the property offers ample parking, excellent visibility along Onion Creek Road, and expansion potential for additional outdoor uses, storage, or future improvements.

This offering presents an attractive opportunity for an owner-operator, investor, or lifestyle buyer seeking a combination of cash flow, real estate ownership, and rural business stability in a growing Northeast Washington market.

- Established rural general store serving local residents and recreation traffic
- Retail storefront with food service capability
- Commercial convection oven suitable for pizza, burritos, and hot food offerings
- Walk-in cooler, prep area, storage, and service counters
- Approximately ±3,200 SF building
- Attached 1-bedroom residential apartment – ideal for owner occupancy or rental income
- Situated on approximately ±5 acres
- Ample on-site parking and easy access
- Strong visibility along Onion Creek Road
- Expansion potential for additional retail, storage, or outdoor amenities
- Rural lifestyle investment with diversified income potential

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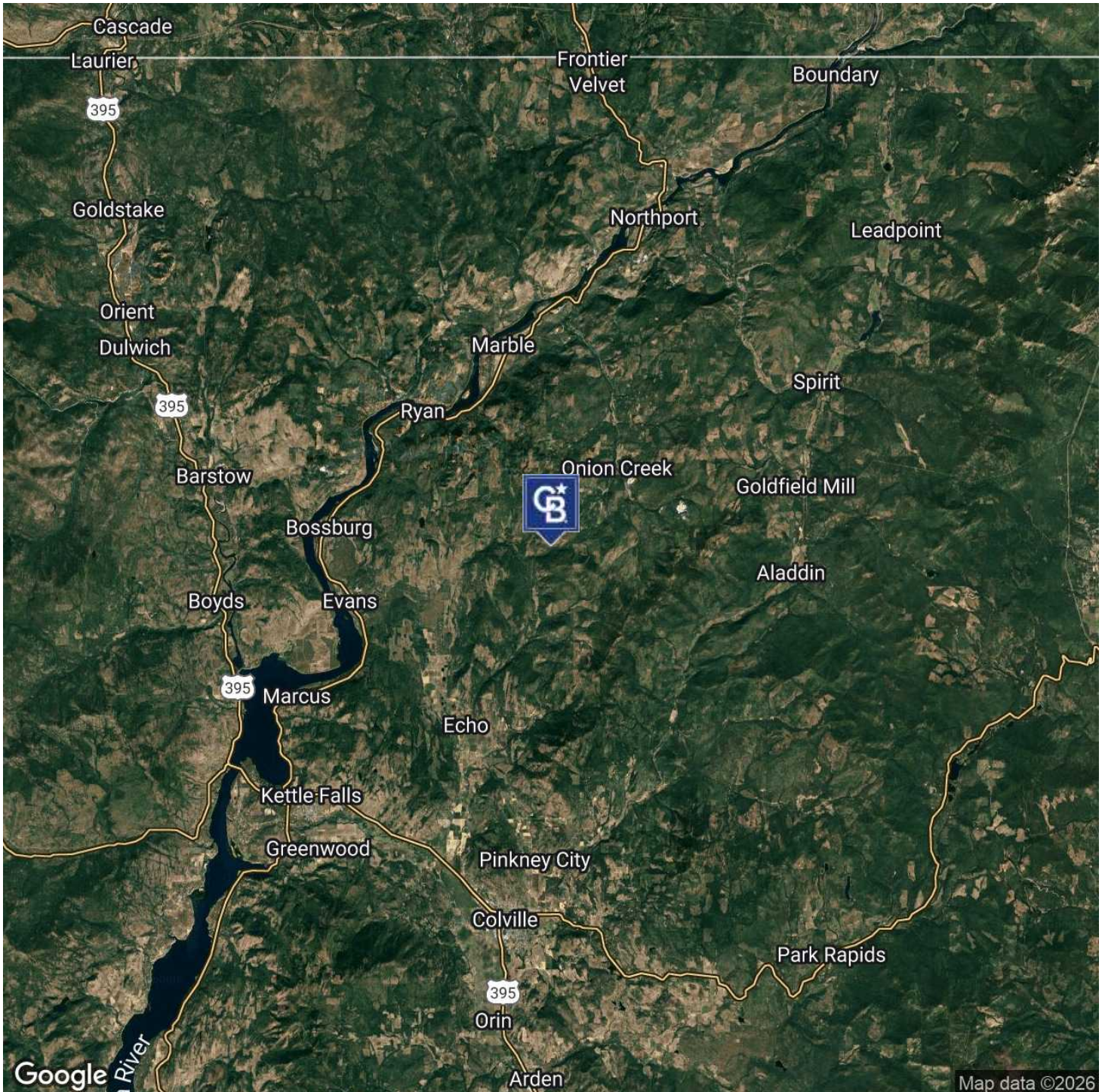


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# AERIAL

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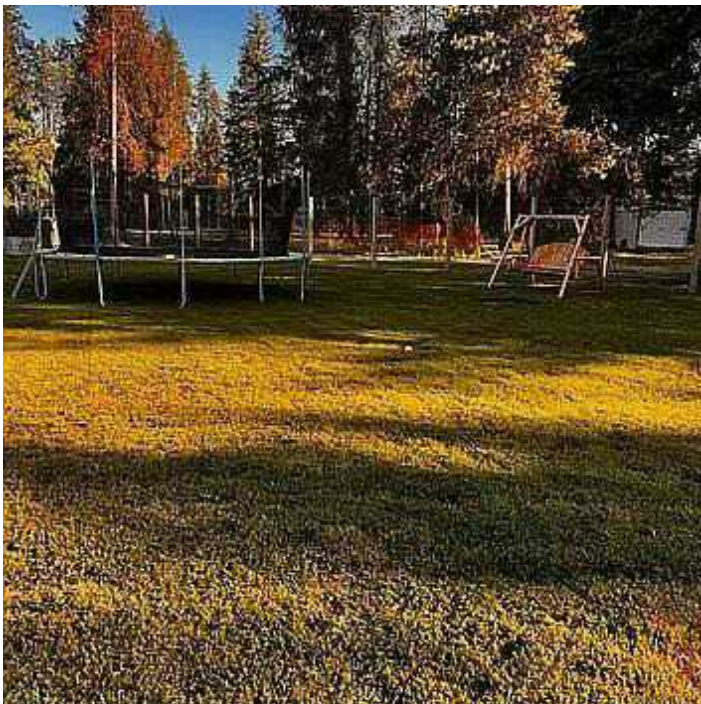


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# PHOTOS

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