

# SALE

## MOUNTAIN MARKET ON MAIN

508 East Main Avenue, Chewelah, WA 99109



**SALE PRICE**    \$1,200,000

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**Barb Pielli**  
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# SUMMARY

**MOUNTAIN MARKET ON MAIN**  
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## VIDEO

### OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	11,862 SF
Lot Size:	0.91 Acres
Price / SF:	\$101.16
Year Built:	1926
Renovated:	2020
Zoning:	Retail Business
Market:	Retail / Office



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# HIGHLIGHTS

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Property Type	Retail
Property Subtype	Office
APN	0286915
Building Size	11,862 SF
Lot Size	0.91 Acres
Year Built	1926
Year Last Renovated	2020

Located in the heart of downtown Chewelah, the Mountain Market on Main occupies one of the town's most recognizable and historically significant buildings. Originally built as a school for St. Mary of the Rosary Catholic Parish, the property has long been a cornerstone of community life—first as a place of learning and later as a familiar local market serving generations of residents.

The structure reflects the era when Chewelah's downtown grew around the needs of the community—wide storefront windows for displays, a welcoming street-facing entrance, and practical interior space for merchandising, coolers, or service counters. Over the years, Mountain Market has been a steady part of daily life, supporting local traffic from Main Street, nearby neighborhoods, and seasonal visitors coming through town.

The building retains much of its original charm and character, with solid construction, tall ceilings, and a spacious, adaptable interior that reflects its early 20th-century design. The wide storefront and Main Street frontage offer exceptional visibility and accessibility, ideal for retail, specialty market, or mixed-use adaptation.

Beyond its commercial appeal, the property carries deep roots in Chewelah's history and continues to hold a special place in the hearts of locals. From its early years as a parish school to its more recent role as a neighborhood market, it has remained a gathering place and symbol of small-town resilience.

This is a rare opportunity to acquire a downtown Chewelah landmark—a property that blends heritage, location, and versatility, ready for its next chapter in the community's story.



- Historic former St. Mary's School building (c. 1926), originally built for St. Mary of the Rosary Catholic Parish and later adapted for community use.
- Strategic Location: Centrally positioned on Main Street in downtown Chewelah, offering excellent visibility and accessibility.
- Regional Connectivity: Easy access to U.S. Highway 395—linking Spokane to Canada—making Chewelah a natural stop for travelers and commuters.
- Tourism Hub: Close to major recreation destinations including:
  - 49° North Mountain Resort – premier ski and mountain biking area just minutes away
  - Chewelah Golf & Country Club – 27-hole course attracting regional golfers
  - Chewelah Peak Learning Center and Valley Fairgrounds – active community and event venues
- Outdoor Lifestyle: Surrounded by mountains, lakes, and forestland that draw year-round visitors for skiing, hiking, camping, and fishing.
- Growing Market Area: Serves the greater Stevens County region, which continues to see steady population and tourism growth.
- Downtown Renaissance: Ongoing Main Street revitalization, new businesses, and local investment strengthening Chewelah's small-town charm.
- Proximity to Spokane: Approximately 45 miles north of Spokane—close enough for day trips yet retaining an independent rural-town identity.
- Community Appeal: Combines historic character, affordability, and access to outdoor recreation—making it a desirable area for residents and visitors alike.

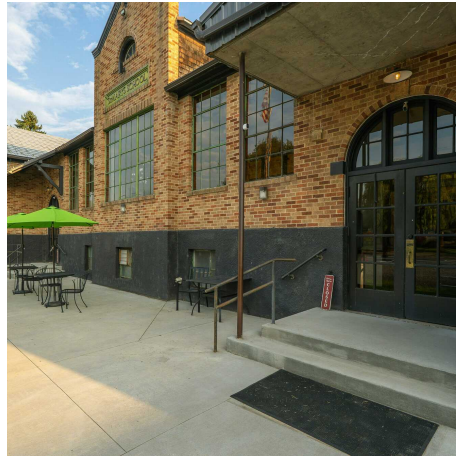
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# PHOTOS

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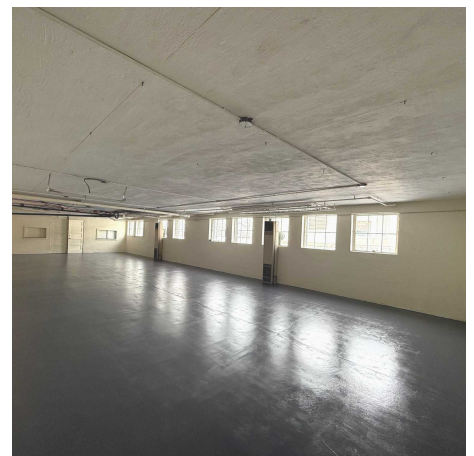
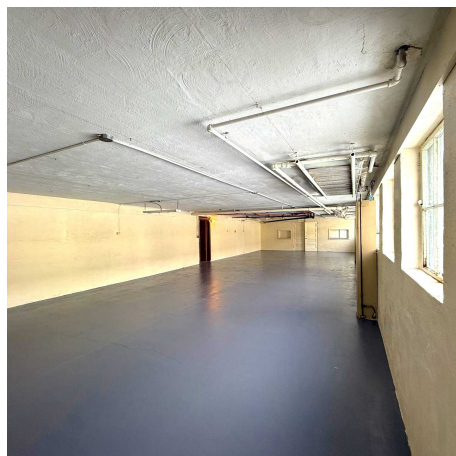
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Chewelah sits at the heart of Washington's fast-growing US-395 corridor, offering investors the rare combination of small-town charm and real market momentum. Over the past five years, Chewelah's population has grown more than 8%, outpacing both Spokane 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)**
- Mistequa 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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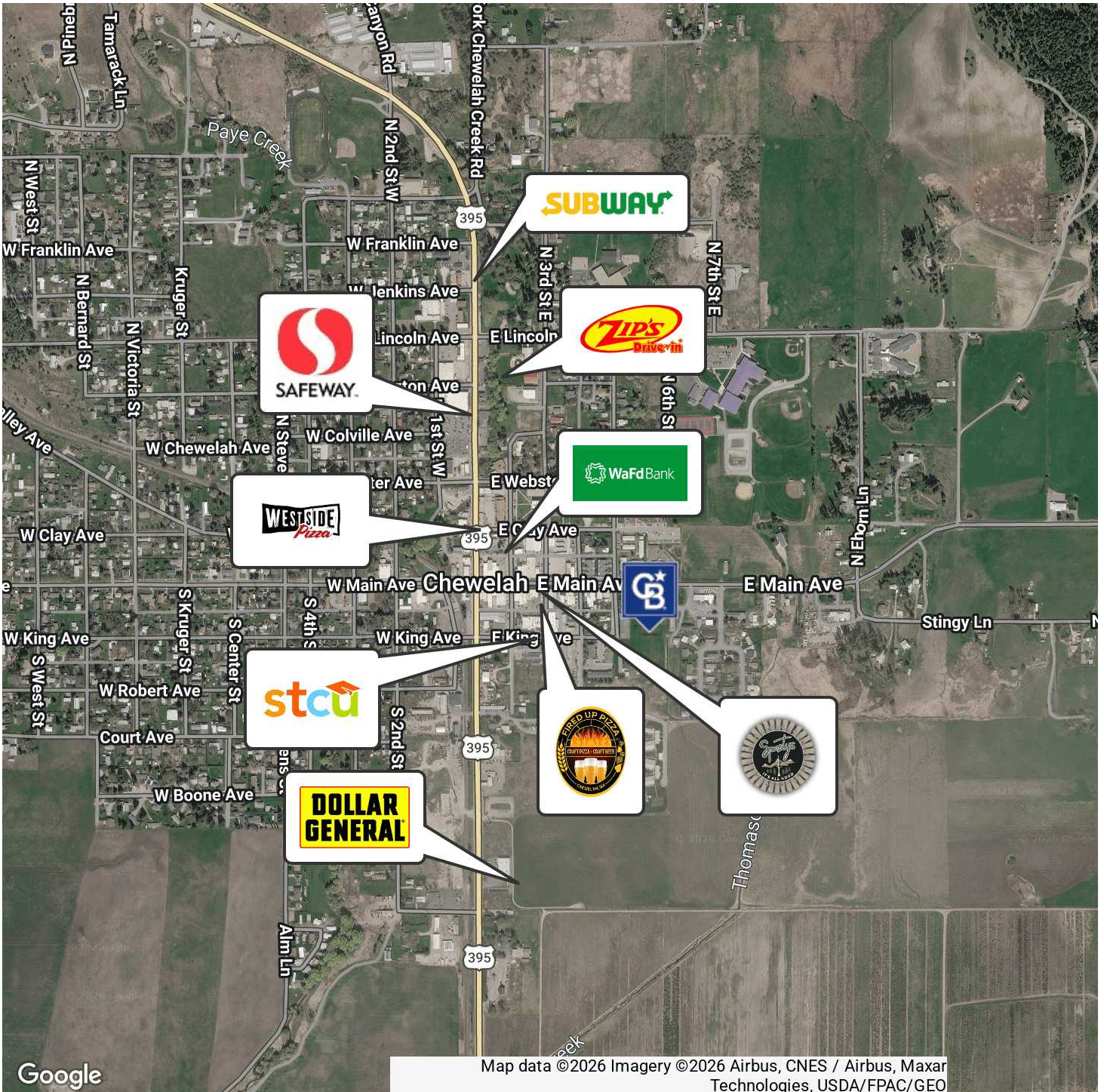


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# AREA RETAIL

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