

# SALE

**GATHERING FARMS | CREATIVE STAYS, RETREATS, AND CELEBRATIONS**  
510 E Main Ave Chewelah, WA 99109



**SALE PRICE**    \$1,500,000

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# SUMMARY

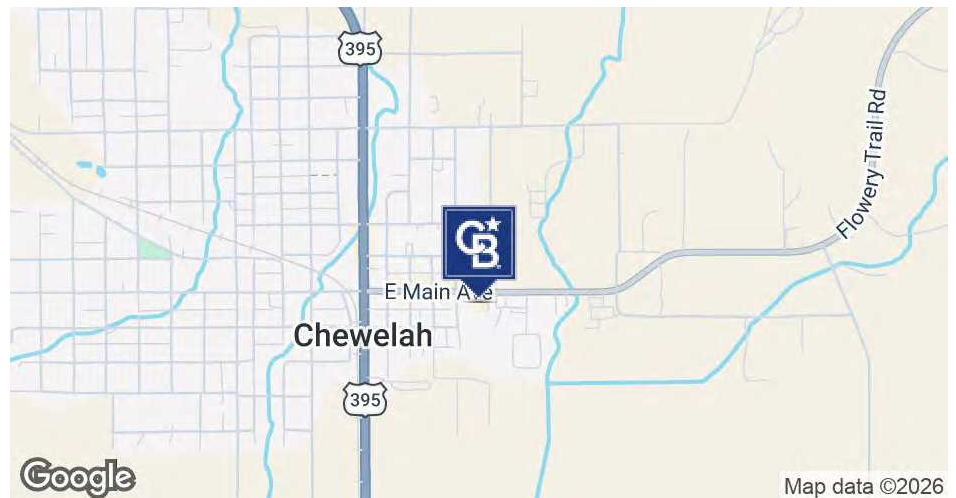
## GATHERING FARMS EVENTS

510 E Main Ave Chewelah, WA 99109



### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	2.16 Acres
Year Built:	1925
Renovated:	2024
Zoning:	Retail Business
Market:	Special Use
Submarket:	Event Venue



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# DETAILS

## GATHERING FARMS EVENTS

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Building Name	Gathering Farms Events
Property Type	Event Venue
Property Subtype	Future Development
APN	0286915
Total Square Feet	6,466 SF
Lot Size	2.16 Acres
Year Built	1925
Year Last Renovated	2024
Number of Floors	2
Number of Buildings	4



Gathering Farms Events—A premier destination venue and real property with strong versatile income-producing potential and long-term upside in the heart of the Chewelah Valley. This nearly 100-year-old reimagined dairy barn masterfully blends modern luxury with vintage soul, offering flexible indoor / outdoor event spaces for up to 200 guests and a stunning 4-bed, 4-bath farmhouse residence or STR built directly into the barn. Designed with both lifestyle and investment in mind, the property operates as a turnkey venue with strong Airbnb and event income potential and multiple paths for future growth. An on-site owner-operator residence and up to three short-term rentals create year-round revenue, while additional land offers expansion or development potential for boutique lodging or resale as a separate asset. Gathering Farms stands as a rare blend of beauty, utility, and scalability—where timeless craftsmanship meets enduring income and long-term value.

\*\*All furniture and event related equipment / items are considered personal property and not included in the sale of the commercial real estate.

- Features a historic barn, open lawns, and scenic countryside backdrop
- Flexible layout for indoor and outdoor gatherings year-round
- Existing infrastructure supports food service, bar, and entertainment
- Opportunity for expanded event calendar, seasonal offerings, and partnership
- Three unique, adequately furnished and staged short-term rental units on site
- Ideal for wedding guests, retreat groups, and weekend travelers
- All units feature private entries, comfortable finishes, and modern amenities
- Consistent occupancy and guest satisfaction with repeat stays
- Turnkey operation
- Opportunity to enhance visibility through destination marketing and packages
- <http://iframe.videodelivery.net/f44428f759d82d590a7b5781f70>

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# HIGHLIGHTS

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### LOCATION HIGHLIGHTS

Positioned in the heart of Chewelah's downtown corridor, Gathering Farms offers prime visibility along the city's primary thoroughfare. Main Avenue serves as the central commercial spine of Chewelah, benefiting from consistent local traffic as well as regional visitors traveling through Stevens County.

The property is surrounded by a mix of established local businesses, retail shops, dining, and essential services, creating a steady flow of foot traffic and strong community engagement. Its central location provides convenient access to nearby residential neighborhoods, schools, and civic amenities, making it an ideal setting for businesses seeking both visibility and accessibility.

Chewelah is known for its small-town charm and year-round recreational appeal, drawing seasonal tourism and supports local economic activity. This location offers an excellent opportunity to serve both the local customer base and visitors exploring the region.

### MASTER POSITIONING

EVENTS, WEEKEND RETREATS, & EXPERIENTIAL USES

A versatile property supporting your perfect event!

#### PRIVATE RETREATS & MULTI-DAY GATHERINGS

*Multi-day bookings leverage both event infrastructure & on-site lodging, supporting higher per-stay revenue with reduced turnover*

#### CORPORATE, CIVIC, & ORGANIZATIONAL EVENTS

*The property offers a compelling alternative to conventional meeting venues while remaining operationally efficient.*

#### MICRO-EVENTS, WORKSHOPS, & POP-UPS

*High flexibility spaces for short-duration activations. Hourly and half-day formats support calendar fill, marketing visibility, and incremental revenue.*

#### DESTINATION LODGING & EXPERIENTIAL STAYS

*Independent lodging revenue beyond event use. Hourly and half-day formats support calendar fill, marketing visibility, and incremental revenue.*

#### SIGNATURE PRIVATE CELEBRATIONS (INCLUDING WEDDINGS)

*Established infrastructure for milestone gatherings. Weddings represent a proven and optional revenue stream within a broader use portfolio.*

#### SEASONAL & COMMUNITY PROGRAMMING

*Optional programming that strengthens local revenue and off-season use. These uses offer optional upside without requiring structural change.*



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### PRIVATE RETREATS & MULTI-DAY GATHERINGS

- Corporate leadership retreats
- Faith-based retreats
- Wellness and movement retreats
- Creative intensives
- Family reunions and legacy gatherings

### DESTINATION LODGING & EXPERIENTIAL STAYS

- Weekend destination travelers
- Retreat lodging
- Seasonal tourism overflow
- Creative residencies
- Mid-week remote work stays
- The ideal place to relax for a ski-weekend or ladies golf retreat

### CORPORATE, CIVIC, & ORGANIZATIONAL EVENTS

- Off-site meetings and strategy sessions
- Annual dinners and fundraisers
- Nonprofit and civic events
- Regional association gatherings

### SIGNATURE PRIVATE CELEBRATIONS

- Intimate celebrations
- Larger private events
- Full-property destination formats
- Weddings

### MICRO-EVENTS, WORKSHOPS, & POP-UPS

- Workshops and classes
- Artist retreats
- Vendor pop-ups
- Brand activations
- Seasonal programming

### SEASONAL & COMMUNITY PROGRAMMING

- Seasonal markets
- Harvest dinners
- Holiday gatherings
- Community events

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# PHOTOS

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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)**
- Misteqa 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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