

# FOR SALE

# \$599,000



## COMMERCIAL / RETAIL BUILDING & SHOP

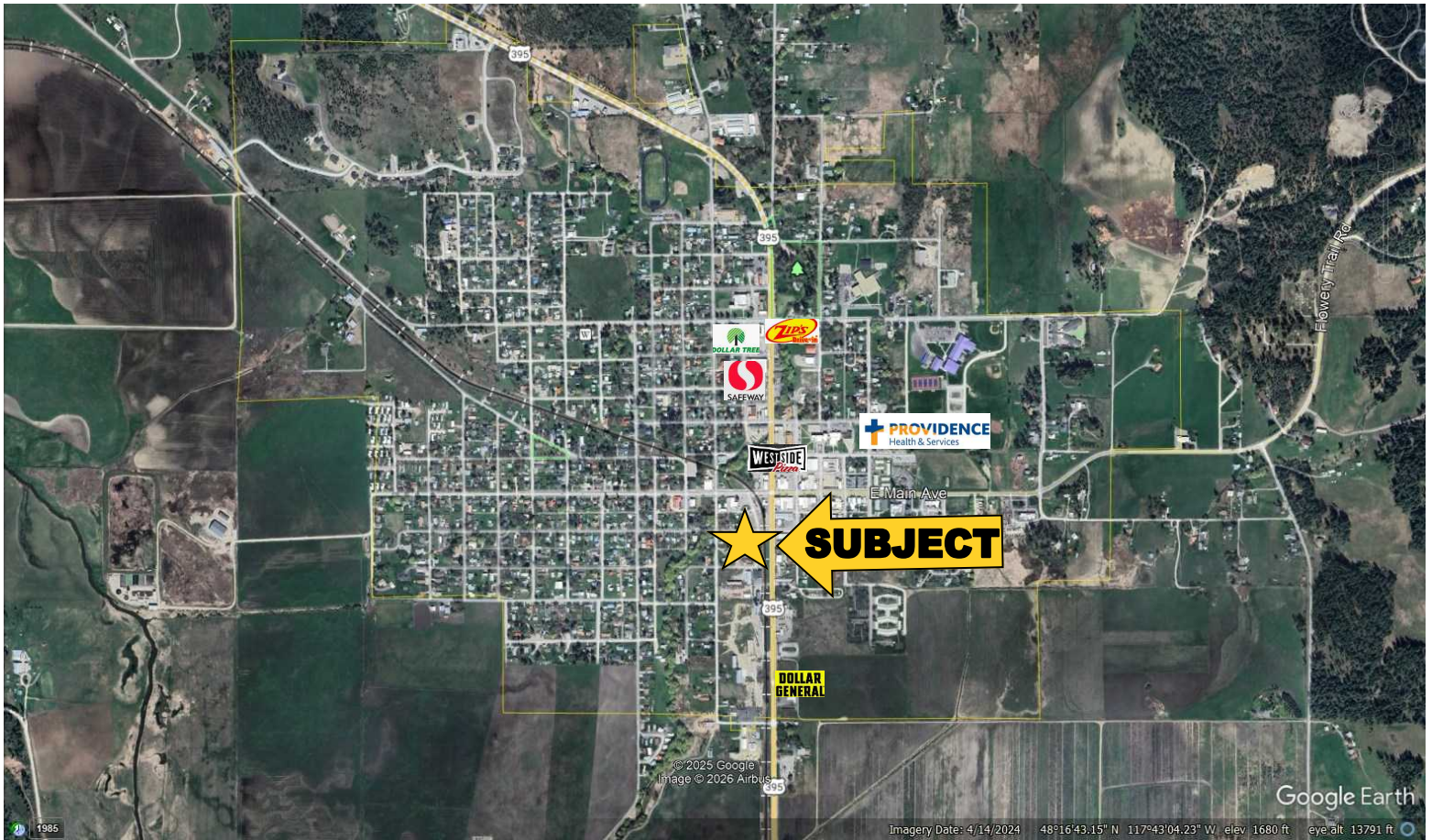
206 S. Meridian, Chewelah, WA 99109

- LOCATION:** Excellent visibility and accessibility being just one block west of Highway 395 and south of Main Ave. in the heart of Chewelah. Chewelah is located 45 miles north of Spokane in Stevens County. It is a growing community with a small town feel. City amenities include a municipal airport, regional hospital, K-12 school system, local library and the northeastern Washington destination mountain resort 49° North. Property is the current location of Chewelah Auto Parts & Repair, established for over 50 years.
- SITE:** ±17,424 SF; parcel # 0272300
- ZONING:** City of Chewelah, R-B, Retail Business
- IMPROVEMENTS:**
- |                               |   |
|-------------------------------|---|
| Total Footprint Area:         | ±5,024 SF in two (2) buildings                                    |
| Building 1, Auto Parts Store: | ±4,000 SF   |
| Building 2, Repair Shop:      | ±1,024 SF   |
| Sewer, Water & Electric:      | City of Chewelah  |
| Gas:                          | Avista Utilities  |
| Construction Type:            | Wood frame, metal siding  |
| Age:                          | 1972  |
| Hair Salon Lease:             | 3 tenants @ \$200/Mo Gross each; Month to month, verbal agreement |
- SELLER FINANCING:** Seller will consider seller financing to qualified buyers with 30% down, 6% interest, 30 year amortization, 5 year balloon.

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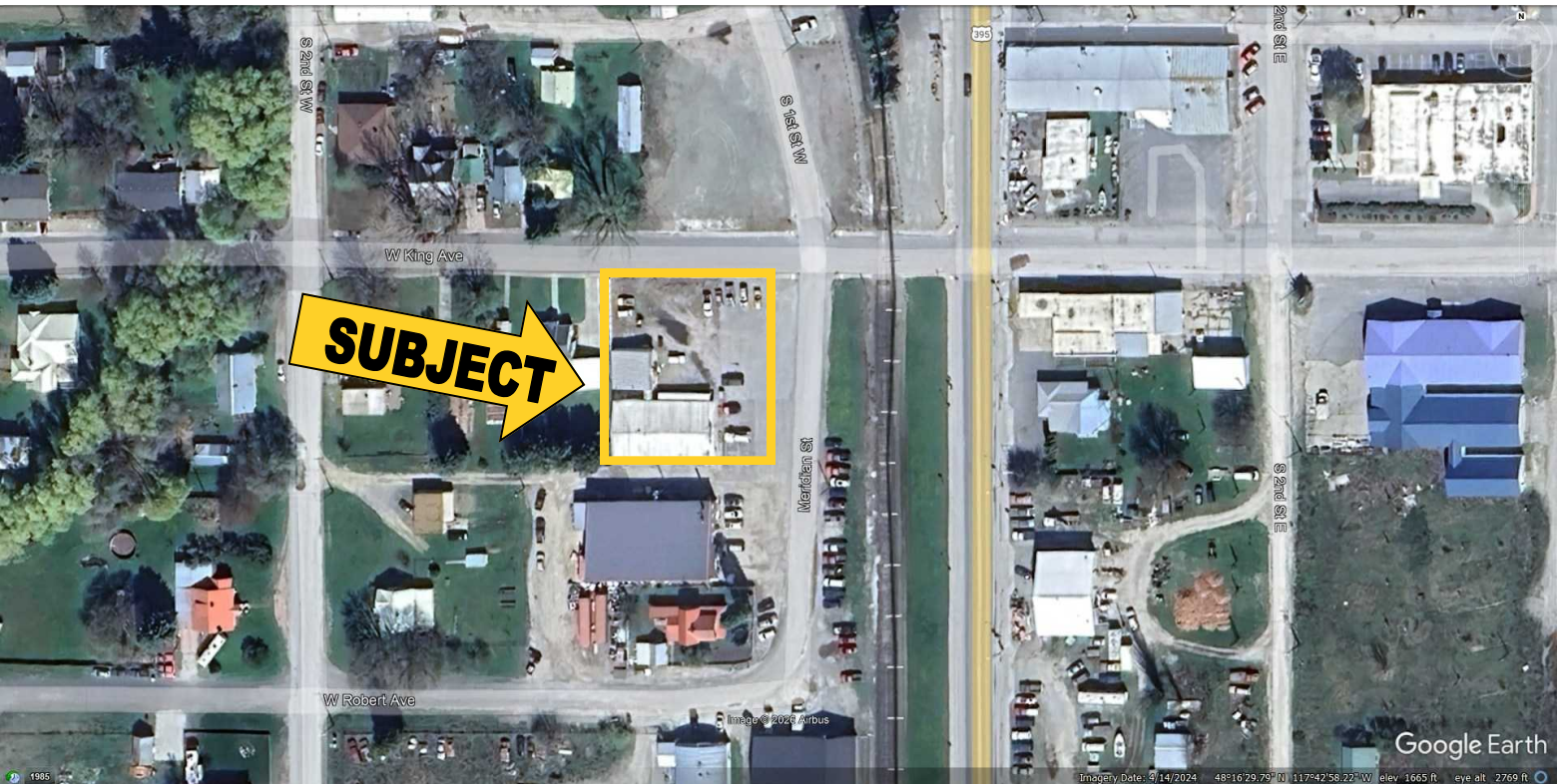


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## COMMERCIAL/RETAIL BUILDING & SHOP

206 S. Meridian St., Chewelah, WA



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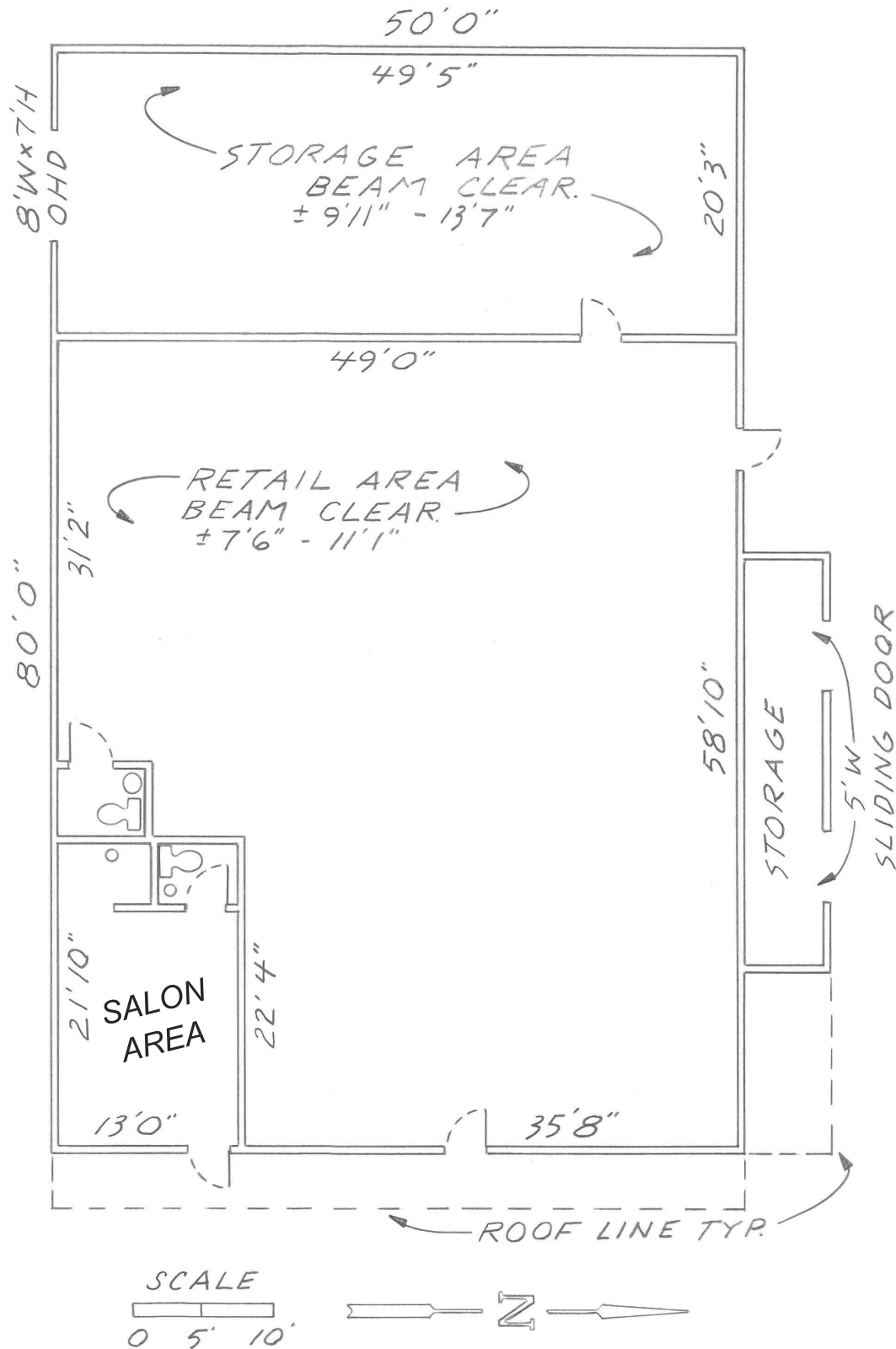
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# FLOOR PLAN

## Auto Parts Store

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Chewelah, WA

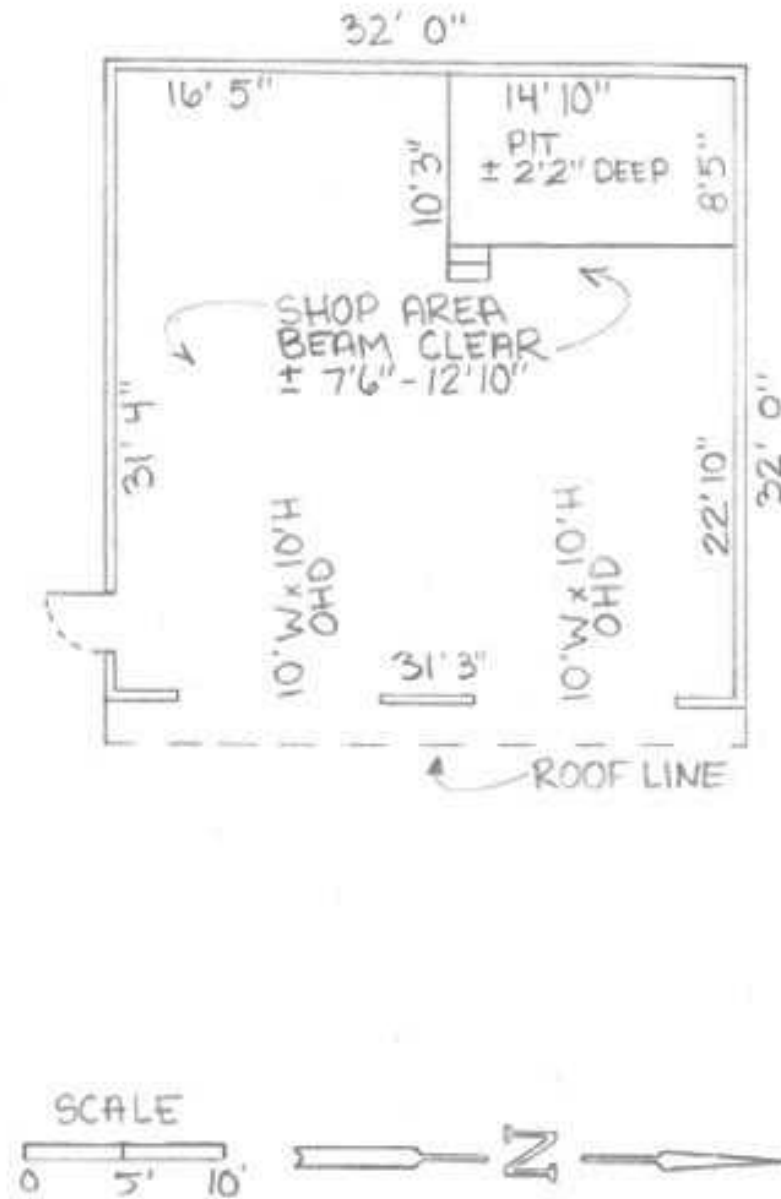
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# FLOOR PLAN Shop

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# PHOTOS

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