



COMMERCIAL INVESTMENT · BAR & GRILL

# Valley Drop Tine *Bar & Grill*

For Sale

3075 3rd Ave · Valley, WA 99181

ASKING PRICE

## \$399,000

OFFERING SUMMARY

PRICE	UNITS
\$399,000	1
BUILDING SIZE	LOT SIZE
1,135 SF	3,511 SF
NOI	CAP RATE
\$150,212	37.65%

### Greg Church



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PROPERTY OVERVIEW

# Executive *Summary*

LIST PRICE	BUILDING SF	PRICE / SF	OCCUPANCY
\$399,000	1,135	\$351.54	100%

INVESTMENT HIGHLIGHTS

Rare chance to own a fully stocked, ready-to-operate bar in the heart of Valley, WA. Located just minutes from Waits Lake, nestled halfway between Spokane and Colville, this thriving business delivers a steady stream of loyal local customers alongside strong seasonal lake traffic.

The sale includes the building, land, established bar, inviting beer garden, and all equipment needed to continue operations seamlessly.

Liquor and food inventory are also included — a true plug-and-play investment opportunity with a strong community presence and dependable year-round regulars.

PROPERTY HIGHLIGHTS

- Fully stocked, ready-to-operate bar & grill
- Building, land, equipment & inventory all included
- Inviting beer garden with outdoor event space
- Indoor seating + outdoor space for live music / events
- Built 1928 · Renovated 2021 · 1 story
- 200 AMP electric · Forced air & wall A/C

OFFERING DETAILS

# Property *Details*

MLS NUMBER 202615659

PROPERTY CLASS Commercial

ADDRESS 3075 3rd Ave, Valley, WA 99181

COUNTY Stevens

PARCEL # 0514900

BUILDING SIZE 1,135 SF

LOT SIZE 3,511 SF (0.08 Acres)

YEAR BUILT 1928

YEAR REMODELED 2021

STORIES 1

ANNUAL TAXES \$985.16

BUSINESS OPPORTUNITY Yes — included in sale

OCCUPIED BY Owner

TERMS Conventional / Cash

POSSESSION Upon Closing

PRICE PER SF \$351.54

LIST PRICE \$399,000

PROPERTY DETAILS

# Features & *Specifications*

<p><b>ACCESS</b></p> <p>Public Road Paved</p>	<p><b>FOUNDATION</b></p> <p>Slab No Basement</p>	<p><b>EXTERIOR</b></p> <p>Wood</p>
<p><b>ROOF</b></p> <p>Metal</p>	<p><b>ELECTRICAL</b></p> <p>Breakers 200 AMP</p>	<p><b>HEAT / COOLING</b></p> <p>Electric Forced Air Wall A/C</p>
<p><b>SITE IMPROVEMENTS</b></p> <p>Public Sewer Sewer Connection Public Water</p>	<p><b>LOT</b></p> <p>Level</p>	<p><b>SHOWING</b></p> <p>Lockbox Call First Call for Appointment</p>

**DIRECTIONS FROM SPOKANE**

Head north on US-395 toward Colville approximately 30 miles. Turn left onto WA-231 N toward Valley/Springdale. Continue approximately 15 miles, then turn right onto 3rd Ave. Property is located in town at 3075 3rd Ave.

MARKET DATA

# Area *Demographics*

POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	258	765	1,963
Average Age	45	46	46
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	103	309	806
Persons per Household	2.5	2.5	2.4
Average Household Income	\$78,513	\$83,825	\$90,854
Average House Value	\$338,212	\$347,917	\$357,589

Demographics data derived from AlphaMap. Information deemed reliable but not guaranteed.

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## GALLERY

# Property *Photos*





LOCATION

# Map & Surroundings

3075 3rd Ave · Valley, WA 99181 · Stevens County



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