

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

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:	City of Chewelah
Gas & Electric:	Avista Utilities
Construction Type:	Wood frame, metal siding
Age:	1972
Hair Salon Lease:	3 tenants @ \$200/Mo Gross each; Month to month, verbal agreement

**CHEWELAH
AUTO PARTS
BUSINESS:**

Contact Listing Agent for details on purchasing the existing business, and/or parts inventory. Parts inventory priced at \$800k. Shop equipment price TBD. This turn key auto parts store and repair shop has been established for over 50 years with a loyal customer base, modern shop management tools and strong supplier relationships.

**SELLER
FINANCING:**

Seller will consider seller financing to qualified buyers with 30% down, 6% interest, 30 year amortization, 5 year balloon.

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

JD Lucas | 509.862.5385 or jd.lucas@kiemlehagood.com

Steve Schalock | 509.936.5759 or swschalock@gmail.com



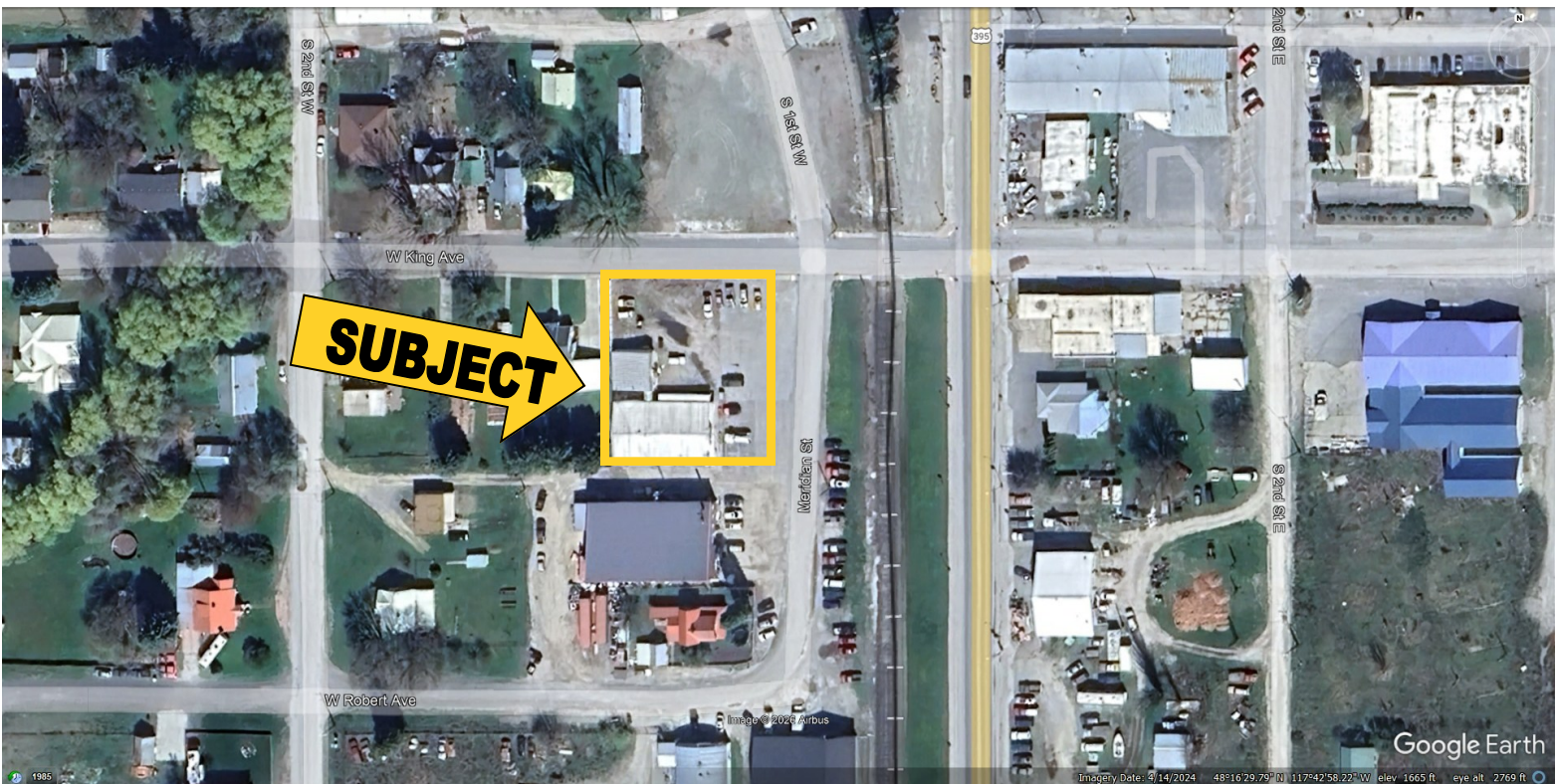
KIEMLE HAGOOD

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 03/26/26/tp J:\BROKERS\LUCAS DOCS\FLYERS\Meridian S 206.PUB



COMMERCIAL/RETAIL BUILDING & SHOP

206 S. Meridian St., Chewelah, WA



Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

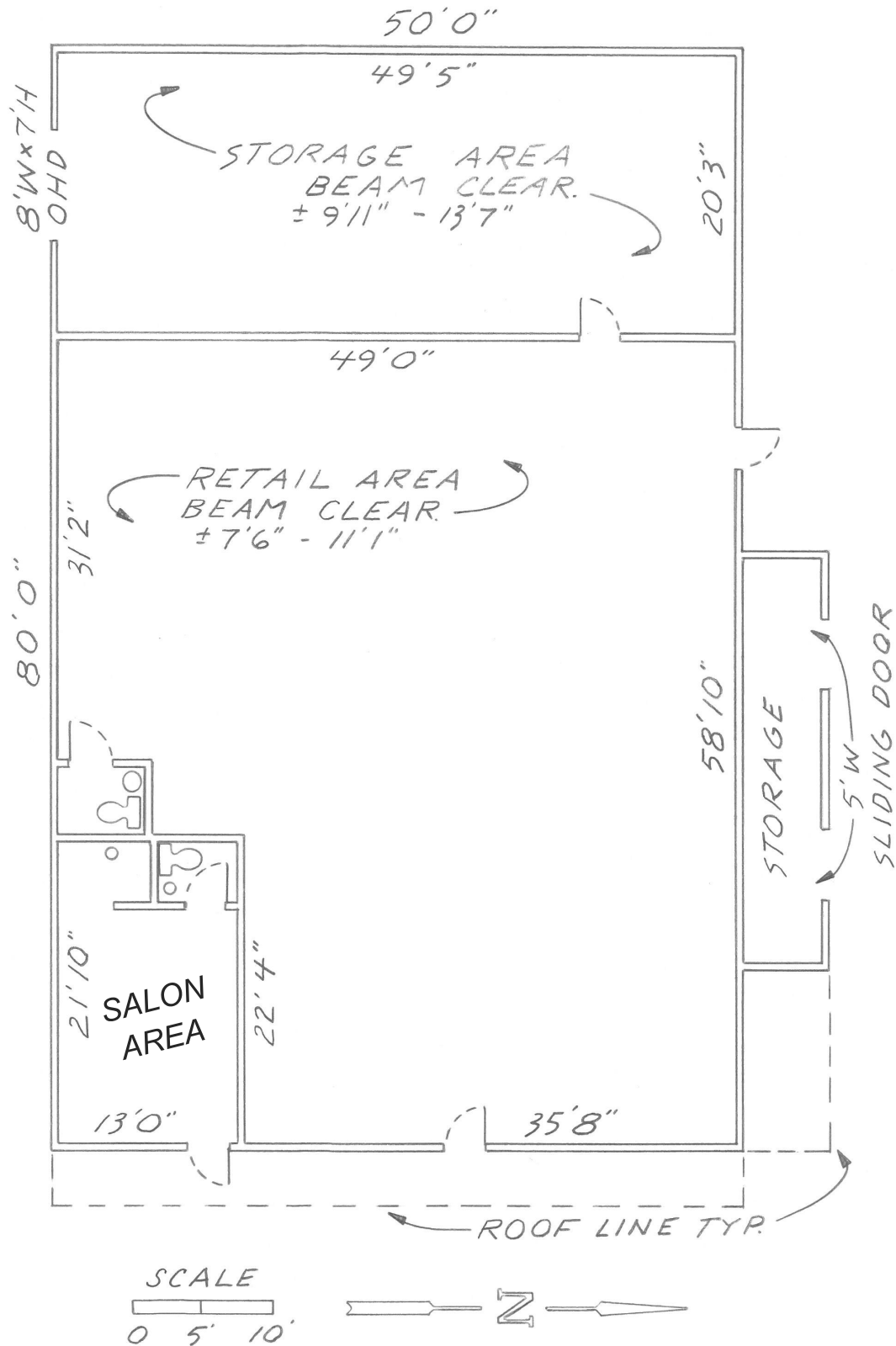
KIEMLE
HAGOOD

FLOOR PLAN

Auto Parts Store

206 S. Meridian,
Chewelah, WA

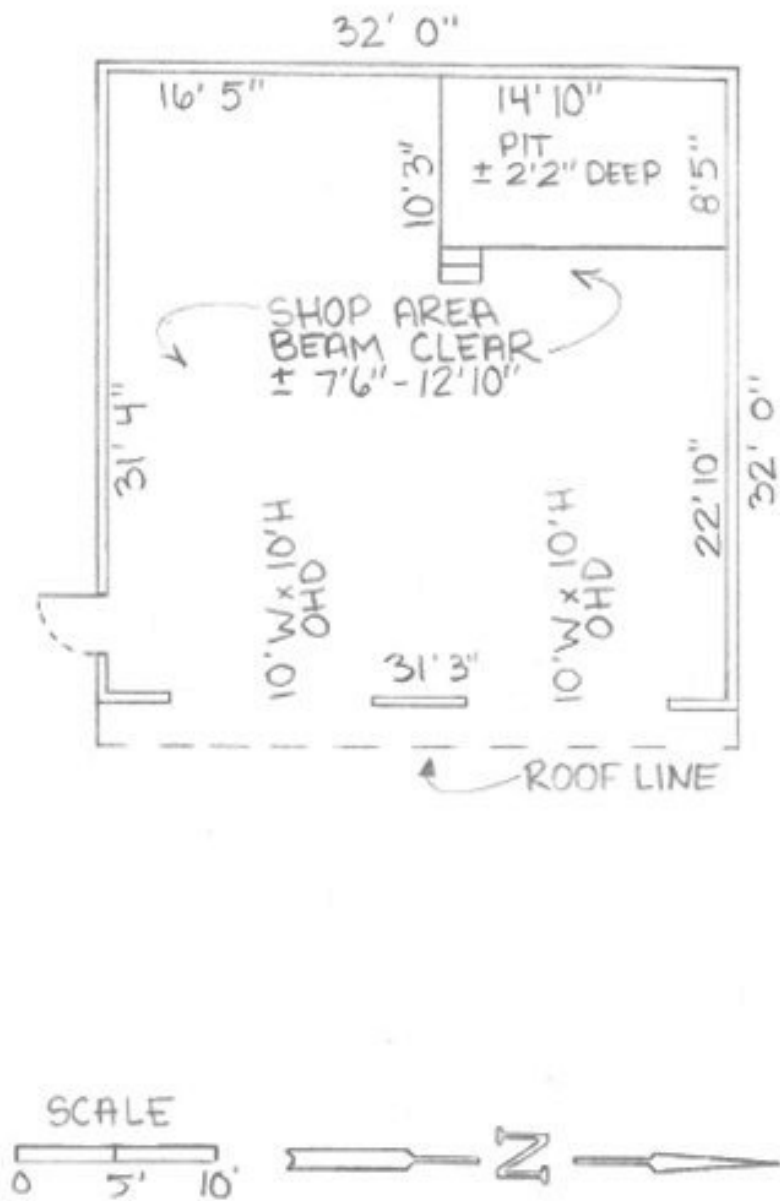
THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.



FLOOR PLAN Shop

206 S. Meridian,
Chewelah, WA

THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.



PHOTOS

206 S. Meridian,
Chewelah, WA

