

FOR SALE



NEWPORT FULLY EQUIPPED RESTAURANT SPACE

125 N Washington Ave | Newport, WA 99156



OFFERING PRICE | \$585,000

BUILDING SIZE | ±2,800 SF
YEAR BUILT | 1967
LOT SIZE | ±0.234 Acres (±10,193 SF)
PARCEL NO. | 463118520069
ZONING | Commercial

TOM VILLELLI

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ANTHONY "TONY" VILLELLI

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KIEMLEHAGOOD

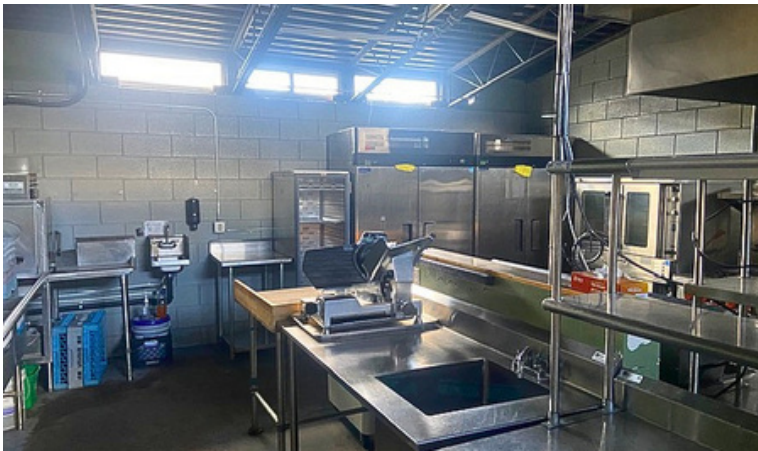
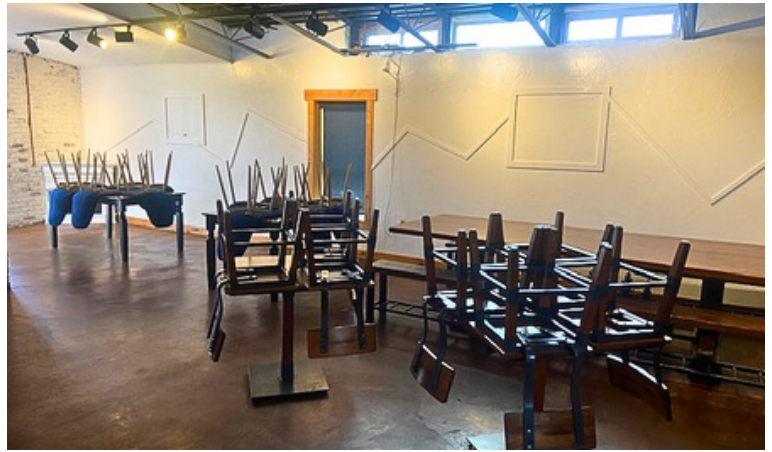
PROPERTY OVERVIEW

NEWPORT FULLY EQUIPPED RESTAURANT SPACE FOR SALE

Position your business for success with this prime, high visibility location along Washington Avenue in Newport. The space is well suited for a variety of restaurant concepts, offering ample indoor seating and a large front patio ideal for capturing seasonal traffic.

Additional features include a walk-in cooler, efficient back-of-house layout, and potential for a drive-through providing flexibility and strong operational upside. Located in a growing community near the Pend Oreille River, this is an excellent opportunity to establish a presence in an increasingly active market.





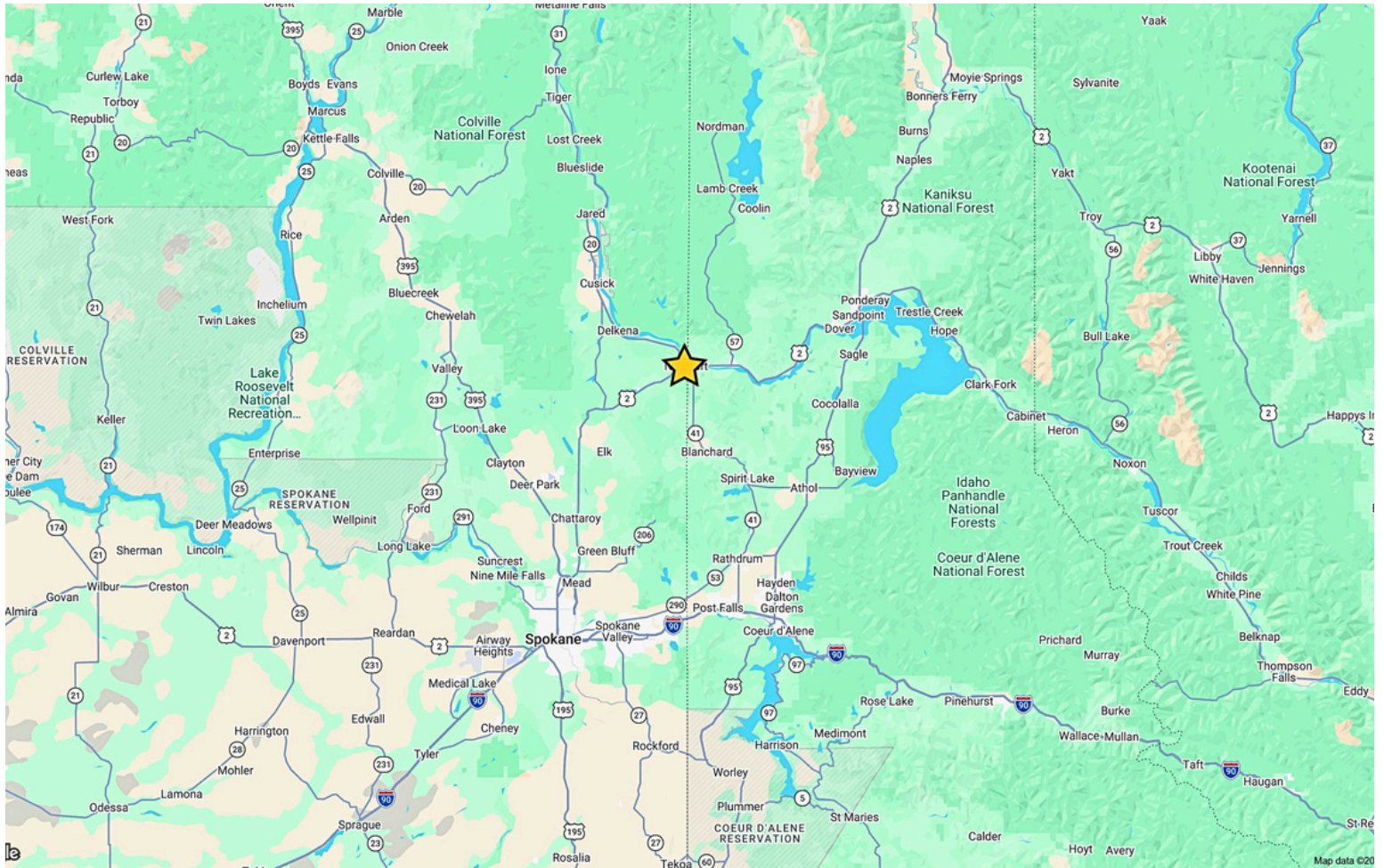


DISTANCE & DRIVE TIMES

Colville, WA (North)	±1 Hour 22 Minutes, ±64 Miles
Sandpoint, ID (East)	±37 Minutes, ±29 Miles
Coeur d'Alene, ID (Southeast)	± 1 Hour, ±44 Miles
Spokane International Airport (Southwest)	±1 Hour 5 Minutes, ±56 Miles

TRAFFIC COUNTS

N Washington Avenue	±3,932 ADT
N Union Avenue	±3,691 ADT
W Walnut Street	±5,148 ADT



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[VIEW LOCATION](#)



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814