



FOR SALE

± 7,225 SF

Retail | Free Standing

6610 Main Street
Bonners Ferry, ID 83805

PRICE REDUCED

Property Summary

OFFERED PRICE	\$2,347,826.00
CAP RATE	5.75%
BUILDING SIZE SF	± 7,225 SF
YEAR BUILT	2024
TYPE	Retail Free Standing
TAX ID	RPB00000344077A

- **Prime Location:** Strategically located to attract a steady stream of customers, ensuring the continued prosperity of your investment.
- **Established Tenant:** Benefit from the reliability of a well-known brand anchored by a single tenant, making for an effortless investment experience.
- **Adjacent Opportunity:** Expand your portfolio with the additional option to purchase the adjacent Dollar Tree, further enhancing your investment potential and visibility in the area.
- **Long-Term Commitment:** Enjoy the security of a brand new 15-year lease that guarantees rental income, giving you confidence in your investment for the long term.





Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



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