

PRICE REDUCED

80243

FOR SALE

Investment Overview
Two National Tenants
– Dollar Tree & O'Reilly Auto Parts

6600 - 6610 Main Street
Bonners Ferry, ID 83805

- Prime Location
- Established Tenant
- Adjacent Opportunity
- Long-Term Commitment

± 17,725 SF | RETAIL

Property Specs

OFFERED PRICE	\$4,370,048.00
CAP RATE	6.19%
BUILDING SIZE SF	± 17,725 SF
YEAR BUILT	2024 / 2025
TYPE	Retail Free Standing
TAX ID	RPB00000344077A, RPB00000344081A

- **Prime Retail Location:** Strategically positioned on Main Street, ensuring high visibility and strong traffic counts for both tenants. This location benefits from steady consumer activity and a growing regional economy.

- **Stabilized, Income-Producing Investment:** Enjoy long-term cash flow with corporate-backed leases from day one.

- **Diversified & Secure Income Stream:** Dollar Tree is secured under a 10-year lease, while O'Reilly Auto Parts is committed to a 15-year lease, providing long-term stability with minimal landlord responsibilities.

- **Strong Market Fundamentals:** Bonners Ferry is a key commercial hub in North Idaho, serving both local and regional customers. Its strategic position and limited retail competition enhance tenant success and long-term appreciation potential.

This portfolio can be purchased together or individually. For details on purchasing Dollar Tree (6600 Main St.) or O'Reilly Auto Parts (6610 Main St.) separately, please refer to the individual property flyers.



SUMMARY

	O'Reilly	Dollar Tree
	Total	Total
Income		
Rental Income	\$135,000	\$136,500
Reimbursement Revenue Est. Budget	\$25,049	\$27,675
Effective Gross Revenue	\$160,049	\$164,175
Expenses		
Real Estate Taxes (Property)	\$10,600	\$9,300
Insurance	\$3,612	\$2,625
CAM	\$10,837	\$15,750
Total Operating Expense	\$25,049	\$27,675
Net Operating Income	\$135,000	\$136,500



Stable investment anchored by nationally recognized tenants, Dollar Tree and O'Reilly Auto Parts. Long-term corporate leases— 10 years for Dollar Tree and 15 years for O'Reilly—ensure consistent, reliable rental income with minimal landlord responsibilities.





PHOTOS

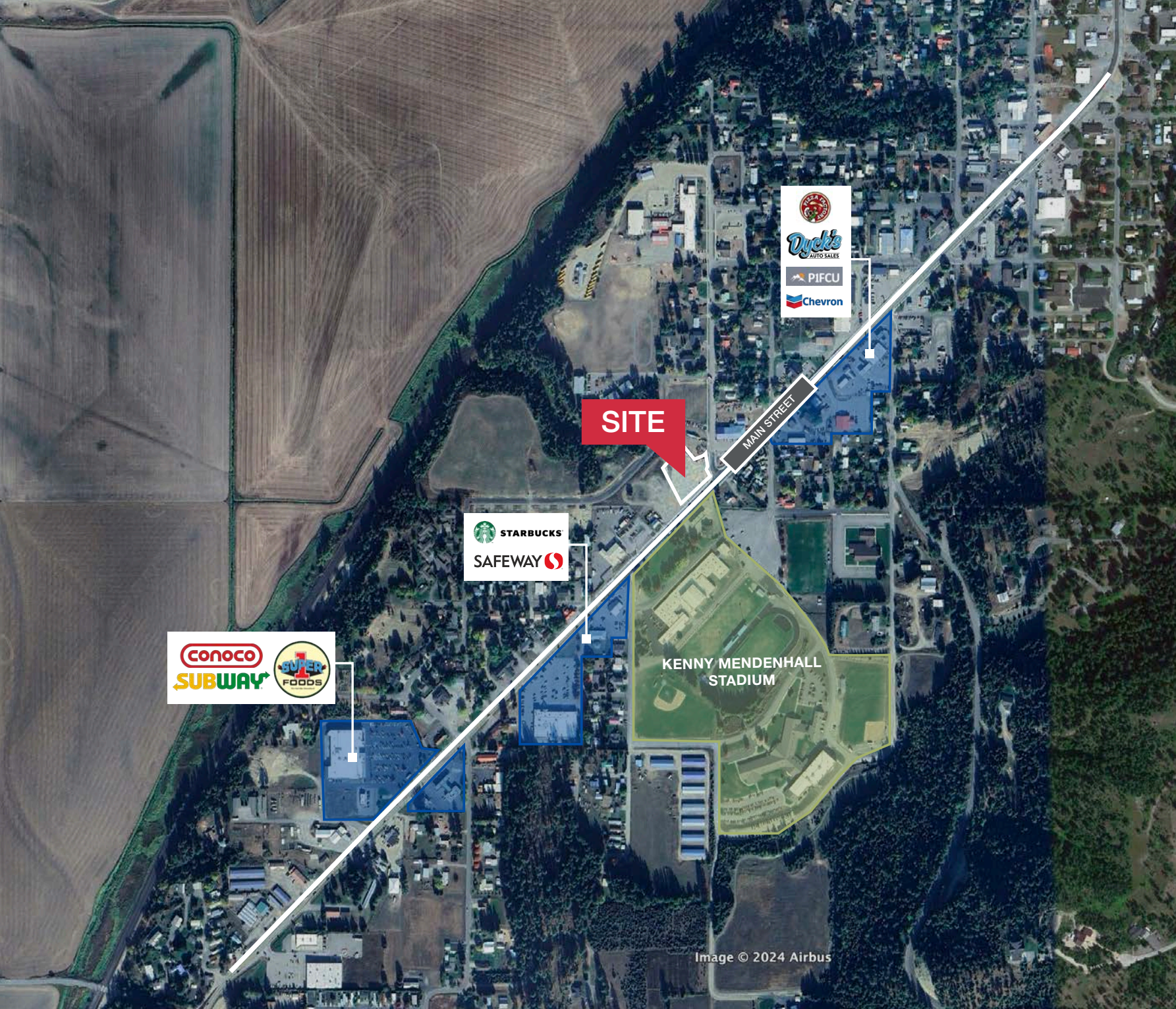
2024
YEAR BUILT

A
CLASS

± 17,725
TOTAL SF



AREA MAP



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



DEMOGRAPHICS

POPULATION	3-mile	5-mile	10-mile
2024 Population	4,308	6,777	10,966
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,763	2,741	4,328
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$67,677	\$73,793	\$79,624

Traffic Counts

STREET	AADT
Main Street	9,100

TERMS & CONDITIONS

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Summary Documents

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