



## FOR SALE

± 10,500 SF

Retail | Free Standing

6600 Main Street  
Bonners Ferry, ID 83805

PRICE REDUCED

## Property Summary

OFFERED PRICE	<b>\$2,022,222.00</b>
CAP RATE	<b>6.75%</b>
BUILDING SIZE   SF	<b>± 10,500 SF</b>
YEAR BUILT	<b>2024</b>
TYPE	<b>Retail   Free Standing</b>
TAX ID	<b>RPB00000344081A</b>

- **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 O'Reilly Auto Parts, further enhancing your investment potential and visibility in the area.
- **Long-Term Commitment:** Enjoy the security of a brand new 10-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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