

Gathering Farms Wedding & Events

510 E MAIN AVE, CHEWELAH, WA 99109

FOR SALE



**COLDWELL BANKER
COMMERCIAL**

TOMLINSON

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Executive Summary

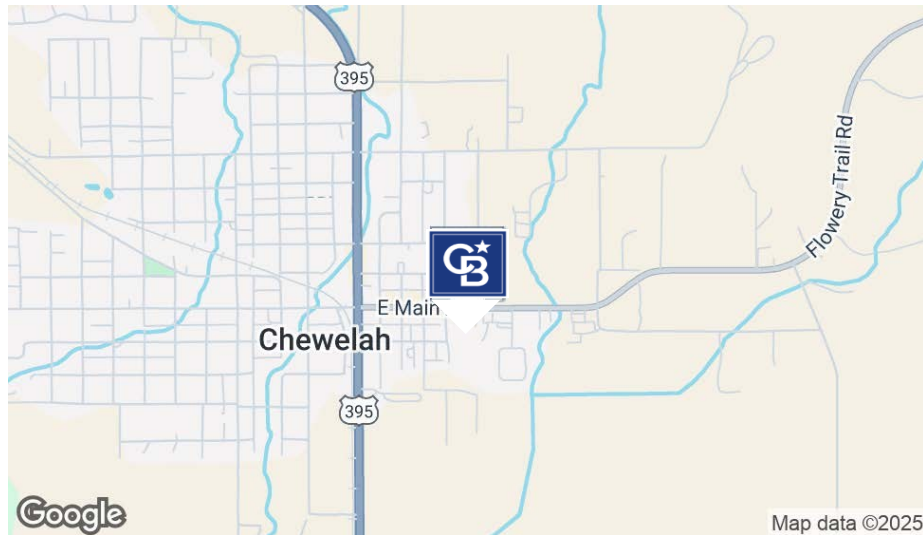
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OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	1.4 Acres
Year Built:	1925
Renovated:	2024
Zoning:	Retail Business
Market:	Special Use
Submarket:	Wedding & Events / Airbnb



Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All Square footages are for convenience only. All information should be verified prior to purchase or lease.



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Property Details & Highlights

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Building Name	Gathering Farms Weddings & Events
Property Type	Weddings, Events, Airbnb
Property Subtype	Future Development
APN	0286915
Total Square Feet	6,466 SF
Lot Size	1.4 Acres
Year Built	1925
Year Last Renovated	2024
Number of Floors	2
Number of Buildings	4

Gathering Farms Weddings & Events—A premier destination venue and real property with strong income-producing potential and long-term upside in the heart of the Chewelah Valley. This nearly 100-year-old reimagined dairy barn masterfully blends modern luxury with vintage soul, offering flexible indoor / outdoor event spaces for up to 200 guests and a stunning 4-bed, 4-bath farmhouse residence or STR built directly into the barn. Designed with both lifestyle and investment in mind, the property operates as a turnkey venue with strong Airbnb and event income potential and multiple paths for future growth. An on-site owner-operator residence and up to three short-term rentals create year-round revenue, while additional land offers expansion or development potential for boutique lodging or resale as a separate asset. Gathering Farms stands as a rare blend of beauty, utility, and scalability—where timeless craftsmanship meets enduring income and long-term value.



- Features a historic barn, open lawns, and scenic countryside backdrop
- Designed for weddings, retreats, and private celebrations
- Flexible layout for indoor and outdoor gatherings year-round
- Existing infrastructure supports food service, bar, and entertainment
- Opportunity for expanded event calendar, seasonal offerings, and partnerships
- Three unique, adequately furnished and staged short-term rental units on site
- Ideal for wedding guests, retreat groups, and weekend travelers
- All units feature private entries, comfortable finishes, and modern amenities
- Consistent occupancy and guest satisfaction with repeat stays
- Turnkey operation
- Opportunity to enhance visibility through destination marketing and packages
- <http://iframe.videodelivery.net/f44428f759d82d590a7b5781f7062a75>



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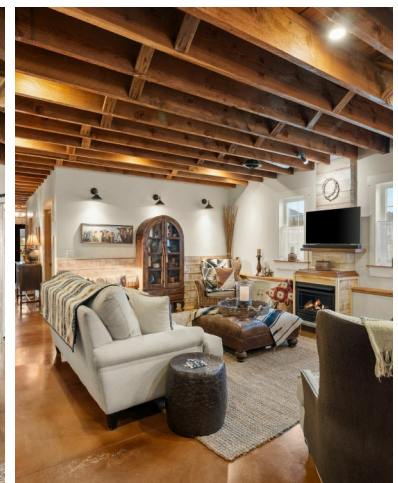
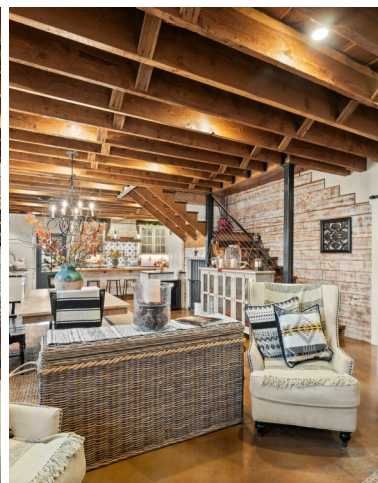
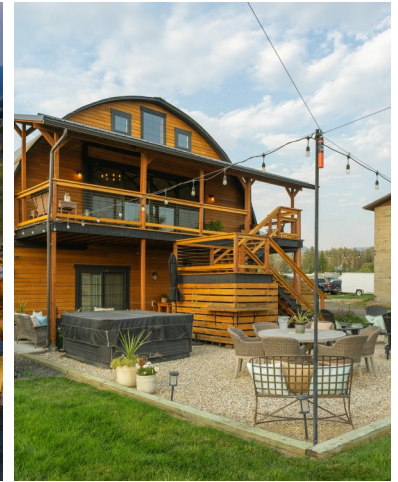
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Additional Photos

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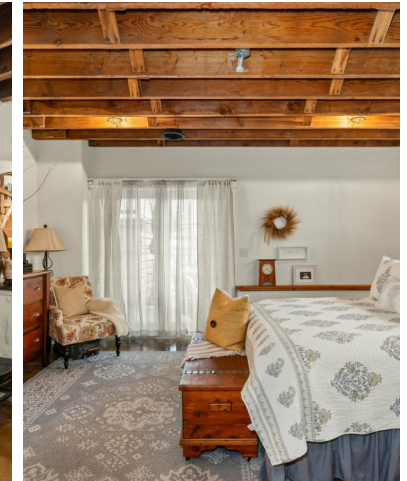
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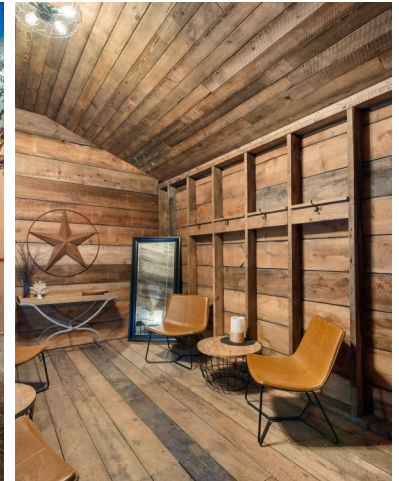
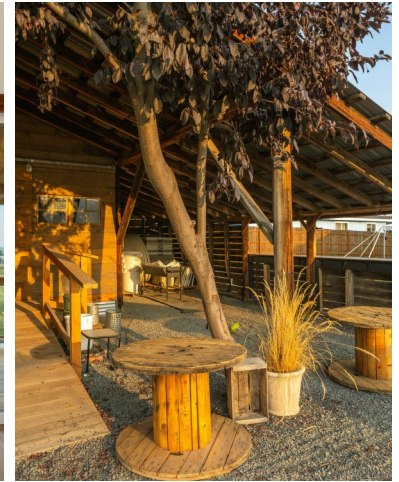
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Growth Market

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Chewelah sits at the heart of Washington's fast-growing US-395 corridor, offering investors the rare combination of small-town charm and real market momentum. Over the past five years, Chewelah's population has grown more than **8%**, outpacing both Spokane and Colville, while regional spillover from Spokane's expanding metro and Deer Park's double-digit growth continues to push demand north. Anchored by year-round recreation—skiing, golf, and lake access—and supported by a diversifying local economy, Chewelah is emerging as a high-yield destination for both residential and commercial investment.

- 49 Degrees North Ski Resort (10 miles away)
 - Multi-million-dollar investments (2021-2024)
 - **Year-round** resort planned
 - Future attractions: **mountain biking, alpine slide, summit dining**
- Chewelah Golf Course & Country Club (4 miles away)
 - Inland NW's only **27-hole public golf course**
 - Voted **Best Public Golf Course (2022)**
- Misteqwa Casino Hotel (2 miles away)
 - New **70-room hotel** opened in 2024
 - Future expansion includes a **new two-story casino**
- Chewelah Municipal Airport (4 miles away)
 - 3547' x 48' runway
 - Residential taxi right of way (home to runway)
 - Avgas & Jet A fuel sales
 - 88 acres with planned **light industrial and residential development**
- Nearby Lakes & Outdoor Recreation
 - **Waits Lake** (10 miles)
 - **Deer Lake** (12 miles)
 - **Loon Lake** (15 miles)
 - **Columbia River Basin** (45 miles)
 - Hunting & Fishing throughout
- Exposure & Customer Drivers
 - North South Corridor
 - HWY 395 & Main Ave **WSDOT Traffic Count (midweek) ±10,000 / day**
 - Main Ave primary route of travel to 49 Degrees North
 - Chamber of Commerce - most active in Stevens County
 - 5 year Economic Vitality Plan - Council Approved 2023
 - Chewelah listed as WA Creative Arts District 2021
 - Award Winning Farmer's Market
 - 3 Annual Chewelah Festivals - Summer, Winter, Fall



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