Okanogan Airport Rd, Okanogan 98840
MLS#: 719399 Status: Active
Area: 620 - Okanogan Valley
Commy: Okanogan

LP: $22,000

Remarks

Hart Hanger Great opportunity to own your own airplane hanger at the Okanogan Airport! 62 Okanogan Airport Rd, Okanogan, WA; S35 1 Aircraft Capacity; 40’ x 40’ Treated Post Building; 110/220 Power; Birds can’t roost over plane; $128 Year ground lease extendable with the city.

---

TBD3 Koala Dr, Omak 98841
MLS#: 29028897 Status: Active
Area: 620 - Okanogan Valley
Commy: Omak

LP: $47,738

Remarks

Owner Financing Available! North Omak Business Park is the premier business location in North Central WA. Binding site plan makes it easy to purchase any size lot. Larger pieces can be more negotiable. Property has fully installed utilities i.e. fiber optics, paved roads, level, & great access & visibility from US Highway 97. Professional quality location i.e. retail, distribution, hospitality, food outlets, medically related businesses, & general office use. $45,738 C-1511/MLS29028897
**General Information**

**Commercial Industrial**
- Lot: .210 ac/9,148 sf
- Sub Prop: Commercial Industrial
- Yr Built: 1000

**Listing Information**
- Form 17: Provided

**Location**
- Hwy 97 to Omak. 
- Directions: Highway 97 to Omak.

**Site Information**
- Level, Sloped City

**Building Information**
- Zon Jur: City
- Zon Class: Business, Industrial-Light, Multi-Family

**Utility Information**
- Wtr Co: City of Omak
- Pwr Co: P.U.D.

**Remarks**
- Approximately 1,400 Square Feet of Well-Insulated Building plus 700 Square Feet of Covered Loading Dock - 3 Phase Power - Water and Sewer Connection Fees have been paid to the City of Omak - Power and Phone are to the Property - Currently being used as a 4 Unit Storage Space - Wood Frame Building with Metal Siding and Metal Roof $49,900 C-2265/MLS797044

---

**General Information**

**Commercial Industrial**
- Lot: .239 ac/10,400 sf
- Sub Prop: Commercial Industrial
- Yr Built: 1981

**Listing Information**
- Form 17: Provided

**Location**
- Second Avenue to Bridge Street. Go over the bridge in Omak towards Washington Tractor. Right over the bridge turn right. Building is on the right.

**Site Information**
- Level, Sloped City

**Building Information**
- Zon Jur: City
- Zon Class: Commercial, Industrial

**Utility Information**
- Wtr Co: City of Omak
- Pwr Co: P.U.D.

**Remarks**
- Wonderful commercial building with a location close to all city amenities. Multiple office space possibilities. Some interior

---

**General Information**

**Commercial Industrial**
- Lot: .239 ac/10,400 sf
- Sub Prop: Commercial Industrial
- Yr Built: 1981

**Listing Information**
- Form 17: Provided

**Location**
- Second Avenue to Bridge Street. Go over the bridge in Omak towards Washington Tractor. Right over the bridge turn right. Building is on the right.

**Site Information**
- Level, Sloped City

**Building Information**
- Zon Jur: City
- Zon Class: Commercial, Industrial

**Utility Information**
- Wtr Co: City of Omak
- Pwr Co: P.U.D.

**Remarks**
- Wonderful commercial building with a location close to all city amenities. Multiple office space possibilities. Some interior
improvements. Surprisingly bright, open and welcoming. Curbside parking and access behind building could be developed into multiple parking spaces.

**Prop Type:** Commercial

**Sub Prop:** Commercial Industrial

**Lot #:** 4

**BSF:** 1,254

**OSF:** 1,200

**Lot Size:** .163 ac/7,100 sf

**Gd/Map:** Provided

**Yr Built:** 1939

**Directions:** From Main St in Omak, turn onto W Central Ave, turn right onto Ash St, property is on your left.

**Ann Taxes:** $999

**Tax Year:** 2014

**Form 17:** Provided

**First Refusal:** No

**Seller's Conc: Seller's Conc:**

**Cvr Prk:** Uncvr Prk: 3

**Zon Class:** Commercial, Office, Retail

**Assc Dues:**

**Style Code:** 73 - Office

**Foundation:** Poured Concrete

**Exterior:** Wood

**Heat/Cool:** Baseboard

**Floor Cvr:** Hardwood, Vinyl

**Features:** Disabled Access

**Water Src:** Public

**Sewer Co:** City of Omak

**MLS #:** 447373

**Status:** Active

**Area:** 620 - Okanogan Valley

**Commtty:** Omak

**LP:** $59,000

**Remarks**

OMAK: Commercial building lot with paved easy access just 1/2 mile from HWY 97. Zoned light-industrial, these lots have great potential for small warehouse/shop and office for small or large business. Sewer and water on property with electrical nearby. Five adjoining parcels are also for sale.
Gillsepie Hanger Great opportunity to own your own FOUR airplane hanger at the Okanogan Airport! 62 Okanogan Airport Rd, Okanogan, WA; S35 Up To 4 Aircraft Capacity; 48X80 Treated Post Building; 110/220 Power; Bird Proof; 361.09/Year ground lease extendable with the city.

1 / 4

General Information

Prop Type: Commercial
Sub Prop: Business Opportunity
Lot #: 718955
Lot Size: 0.088 ac/3,840 sf
BSF: 
OSF: 
Map Book: Gd/Map:
Directions: From Okanogan, S on 97. Left on Sanfill / Okanogan Airport Rd.

Listing Information

Ann Taxes: More Than 5 Yrs
Lse Terms: Tax Year: Seller's Concess:
First Refusal: 

Business Information

Ann Grs SI: $ No
Liens/Mrtg: $ No
Yr Est:
Ann Rent: Lsd Items: Signage:
# Empty: Franch:
Mjr Type: Location:
Net Proc: $0
Real Prop:

Site Information

Cvr Prk: 10
Uncvr Prk: 0

Building Information

Ascc Dues: $369
Style Code: Foundation:
Exterior: Heat/Cool:

Utility Information

Water Src: Public
Sewer Co: City of Omak
Wtr Co: PUD

Remarks

Gillsepie Hanger Great opportunity to own your own FOUR airplane hanger at the Okanogan Airport! 62 Okanogan Airport Rd, Okanogan, WA; S35 Up To 4 Aircraft Capacity; 48X80 Treated Post Building; 110/220 Power; Bird Proof; 361.09/Year ground lease extendable with the city.

118 Main St, Conconully 98819

MLS #: 745680
Status: Active
Area: 620 - Okanogan Valley
Commy: Conconully

County: Okanogan
LP: $105,000

Remarks

Amazing business opportunity -- coffee shop/deli in unique, charming year-round vacation destination community of Conconully! It's all about location, and this has it! Main St. front and center--hub of the action for local festivals and events that make this Western community the place to be! Recreational vehicles, snowmobiles, bikers and hikers will beat a path to your door for dining and coffee stops! All equipment remains: freezers & refrigerators, coolers, espresso machine, range and more!
Great Office space in Omak, with separate 1 bed/1bath basement apartment. Office space, just off Main St. in Omak, has 2 private offices, conference room w/ kitchen/break rm, 3/4 bath, reception area, deck off back. Basement apt has appliances, separate entrance, storage area. 3 bay carport, plus separate 1 car garage/storage. Fenced back yard, patio. $120,000 C-1664/MLS88464
**Restaurant on main floor certified by the health department in 2009. Unfinished basement could be finished as living quarters or as rental. Large 40X40 shop. Lots of parking. Use your imagination for this main street location.**

**AIRPLANE HANGER at Omak Airport. Over 5,000 sf of commercial hanger space with room for up to 8 planes. Includes office space, 1/2 bath, auto bi-fold doors, enclosed paint booth, situated on 1.27 acre (2 parcels). Shared well, septic system, building site on back lot. Buildings have oil/electric heat, plumbed for compressed air, updated electrical. Lots of possibilities. $139,000 C-2185/MLS698339**
**Remarks**

**Income Investment!** Two story metal building with 1200 sq ft. of retail space downstairs, and a 1200 sq. ft. studio upstairs. Large picture windows to the south and west! Large bay door on the side for the large items! It is wired for two tanning beds with timers. The building rents for $800 per month $500 downstairs (vacant) & $300 upstairs, plus the tenant pays all utilities. The studio has separate entrance and exit. Signage is sold separately. Owner financing available.

---

**Remarks**

A great business location on the main street in Tonasket! The Marverick’s Bar and Grill has a long history as a favorite food and beverage provider in Tonasket. This is a chance for someone to own and operate a business of their own. Owner has a long history of serving the Tonasket area from this location. Lots of equipment included.
**General Information**

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<th>Details</th>
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<td>BSF</td>
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<td>OSF</td>
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<td>WSF</td>
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**Listing Information**

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**Site Information**

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**Building Information**

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**Utility Information**

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<td>City of Tonasket</td>
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<tr>
<td>Pwr Co</td>
<td>Okanogan PUD</td>
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</tbody>
</table>

**Remarks**

Great money making opportunity. Located on busy Hwy 97, across the street form Veterans Memorial Park on Lake Osoyoos. This is the only restaurant franchise in town. One of the best locations in town, with parking to accommodate up to 3 motor homes. There is room on both sides of the street for Semi parking. This business has an established local clientele, with brisk summer traffic.
**TBD Senna St, Omak 98841**

MLS #: 29028933  Status: Active
Area: 620 - Okanogan Valley
Commty: Omak

**LP:** $185,000

**Remarks**

Owner Financing Available! North Omak Business Park is the premier business location in North Central WA. Binding site plan makes it easy to purchase any size lot. Larger pieces can be more negotiable. Property has fully installed utilities i.e. fiber optics, paved roads, level, & great access & visibility from US Highway 97. Professional quality location i.e. retail, distribution, hospitality, food outlets, medically related businesses, & general office use. $185,000 C-1515/MLS29028933

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**7 S Main St, Omak 98841**

MLS #: 456310  Status: Active
Area: 620 - Okanogan Valley
Commty: Omak

**LP:** $199,500

**Remarks**

Second tax parcel #1420062600. This listing consists of two separate bldgs. One tax parcel at the north end of building was formerly a restaurant/bar business, south side was a creamery. North side is approx. 2250 SF and south side is approx 6350 sf. South building affords some parking in rear of bldg, loading dock and interior is partially finished. This building is currently vacant and is located on the Main Street of Omak, WA.
Lot #: 26, 27, 28 & 29  
BSF: 9,750  
Map Book: Unknown  
Directions: 1/2 block south of traffic light.

Lot Size: .243 ac/10,600 sf  
WSF:  
Gd/Map: A1, 1  
Yr Built: 1906

Directions: 1/2 block south of traffic light.

Ann Taxes: $1,885  
First Refusal: Seller's Concess:  
Tax Year: 2013  
Form 17: Exempt

Cvr Prk:  
Uncvr Prk:  
Zon Class: Business, Retail

BSF: 2,640  
OSF:  
Zon Jur: City

Map Book: Unknown  
Gd/Map:  

Gd/Map:  

Cvr Prk:  
Uncvr Prk:  
Zon Class: Commercial  
Zon Jur: City

Asc Dues:  
Style Code: 60 - Comm Bldg Und 10K  
Foundation: Poured Concrete  
Exterior: Brick, Wood  
Heat/Cool: Forced Air  
Roof: Metal

Floor Cvr: Concrete, Vinyl, Wall to Wall Carpet  
Features: Sprinklered  
Utility Information

Water Src: Public  
Sew Co: City of Omak

Wtr Co: City of Omak  
Pwr Co: Okanogan Co PUD

Water Src: Community, Public  
Sew Co:  

Wtr Co:  
Pwr Co:  

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Remarks

Price Reduced !!Pete's Towing & Auto Repair. Located on large corner lot in Okanogan. Turn key operation with tools, hoist, compressor, welder, frame straightener, two tow truck, one truck with snow blade. Lot's of indoor and outside parking.

Area: 620 - Okanogan Valley  
County: Okanogan

County: Okanogan

Remarks

Own and operate a piece of history; The Tamarack Saloon, a historic bar and grill in Conconully, Washington! Conconully started as a gold miners camp called Salmon City in the late 1800s, was the Okanogan County seat from 1894 - 1914, and is currently an all season vacation get-away. Camping and fishing are the prime activities in the spring and summer, hunting in the fall, and snowmobiling, dog sled racing and even outhouse racing in the winter. Don't miss this once in a lifetime opportunity.
Service repair shop is 2408 square feet and warehouse is 2294. Impound lots located in Omak. Fenced to code. Owner is taking his personal tools and leaving the rest... Owner will negotiate on price depending on equipment.

Prop Type: Commercial
Sub Prop: Commercial Industrial
Lot #: 1 & 1-4
Lot Size: .704 ac/30,677 sf
OSF: 3,600
WSF: 1,000
Map Book: Unknown
Gd/Map: A1, 1
Directions: 2nd street in Okanogan passed old Food Depot on the left.
Yr Built: 1936

Ann Taxes: 
Tax Year: 2014
First Refusal: No

Cvr Prk: Commercial
Uncvr Prk: 
Zon Class: Commercial
Zon Jur: City

Asc Dues:
Style Code: 61 - Comm Bldg Ovr 10K
Foundation: Poured Concrete
Exterior: Brick, Cement/Concrete
Heat/Cool: Baseboard, Stove/Free Standing

Water Src: Private
Sewer Co: City Of Okanogan

MLS#: 736836
Status: Active
Area: 620 - Okanogan Valley

Comnty: Tonasket

Remarks
MOTIVATED SELLER MAKE OFFER !! Commercial land with storage buildings. Easy access off a paved county road and visible from hwy 97. Formerly used as a lumber /hardware business for 20 years. only one mile south of Tonasket. Great location for numerous business opportunities in this growing area.
**Remarks**

Creekside Cabins is a five unit motel consisting of a single one bedroom cabin, a separate four unit motel building and a storage building. Right in town and close to all the outdoor activities. The units are currently being rented monthly but can be rented nightly at a higher rate. Excellent rental history and very nice, documented cash flow. Potential for expansion.

---

**Remarks**

Great corner location, commercial building , currently is all rented except one smaller unit. 6,210 sq ft of business space. Well maintained building with lots of potential, good off street parking. Great investment!
### Prop Type: Commercial
### Sub Prop: Commercial Industrial
### Lot #: 1,2,3,N16.1
### BSF: 6,120
### OSF:
### Map Book: Corner of Central and Main.
### Directions:

#### Ann Taxes: $2,610
#### Tax Year: 2015
#### First Refusal: No
#### Seller's Concess:

#### Cvr Prk: Uncvr Prk:
#### Zon Class: Office, Retail

#### Asc Dues: $61 - Comm Bldg Ovr 10K
#### Style Code: Poured Concrete
#### Foundation: Wood
#### Exterior: Wall to Wall Carpet
#### Heat/Cool: Wood
#### Roof: Wood
#### Bid Cond: Fireproof
#### Energy: Electric
#### Floor Cvr: Wall to Wall Carpet
#### Wall to Wall Carpet

#### Water Src: Public
#### Sewer Co: City of Oroville

### TBD2 Koala Rd, Omak 98841
#### MLS#: 29028927
#### Status: Active
#### Area: 620 - Okanogan Valley
#### Commt: Omak

#### LP: $260,900

### Remarks
Owner Financing Available! North Omak Business Park is the premier business location in North Central WA. Binding site plan makes it easy to purchase any size lot. Larger pieces can be more negotiable. Property has fully installed utilities i.e. fiber optics, paved roads, level, & great access & visibility from US Highway 97. Professional quality location i.e. retail, distribution, hospitality, food outlets, medically related businesses, & general office use. $260,900 C-1514/MLS29028927

### Prop Type: Commercial
### Sub Prop: Commercial Industrial
### Lot #: T5
### BSF:
### OSF:
### Map Book: Unknown
### Directions: Highway 97 to Omak.

#### Ann Taxes: $2,610
#### Tax Year: 2015
#### First Refusal: No
#### Seller's Concess:

#### Cvr Prk: Uncvr Prk:
#### Zon Class:

#### Asc Dues: $61 - Comm Bldg Ovr 10K
#### Style Code: Poured Concrete
#### Foundation: Wood
#### Exterior: Wall to Wall Carpet
#### Heat/Cool: Wood
#### Roof: Wood
#### Bid Cond: Fireproof
#### Energy: Electric
#### Floor Cvr: Wall to Wall Carpet
#### Wall to Wall Carpet

#### Water Src: Public
#### Sewer Co: City of Oroville

### 33276 A Hwy 97, Oroville 98844
#### MLS#: 623340
#### Status: Active
#### Area: 620 - Okanogan Valley
#### Commt: Oroville

#### LP: $269,900

### Remarks
Strip Mall on high visibility State Hwy 97 at the North end of Oroville. .62 acres with extra ample parking, room to expand. 4 Units/various sizes each having individual lighted sign plus one large common lighted highway sign. Great opportunity for owner operator. Owner is licensed real estate agent.
Great downtown location - The North Country Pub Restaurant and Lounge, with over 2,000 sq ft on the main level, and approx 625 sq ft basement for storage. There is also an apartment upstairs used as office and storage, just waiting for your ideas! This building borders the alley; in the back is an outside protected seating area used as a beer garden with a stage for music and special events. Currently there is seating at the bar, booths and tables with an ATM, pull tabs, jukebox & pool table.
Remarks

Very nice four plex apartment, 2brdms, 2 baths, 4000 sq. ft. All units identical and in excellent condition. A private asphalt parking area with lighted walkways and nicely kept grounds add to the general appearance. Access via a paved dead end street with very little traffic only blocks from shopping and schools. Seller financing available.

Remarks

Owner Financing Available! North Omak Business Park is the premier business location in North Central WA. Binding site plan makes it easy to purchase any size lot. Larger pieces can be more negotiable. Property has fully installed utilities i.e. fiber optics, paved roads, level, & great access & visibility from US Highway 97. Professional quality location i.e. retail, distribution, hospitality, food outlets, medically related businesses, & general office use. $316,400 C-1517/MLS29028957
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Information Deemed Reliable But Cannot Be Guaranteed.
Lot Sizes and Square Footage Are Estimates.