

# TURNKEY TANGLETOWN RESTAURANT & LOUNGE

2253 N 56th St, Seattle, WA 98103

OFFERED FOR  
\$250,000



For more information please contact:

LAURA MILLER  
laura@gibraltarusa.com  
206.351.3573

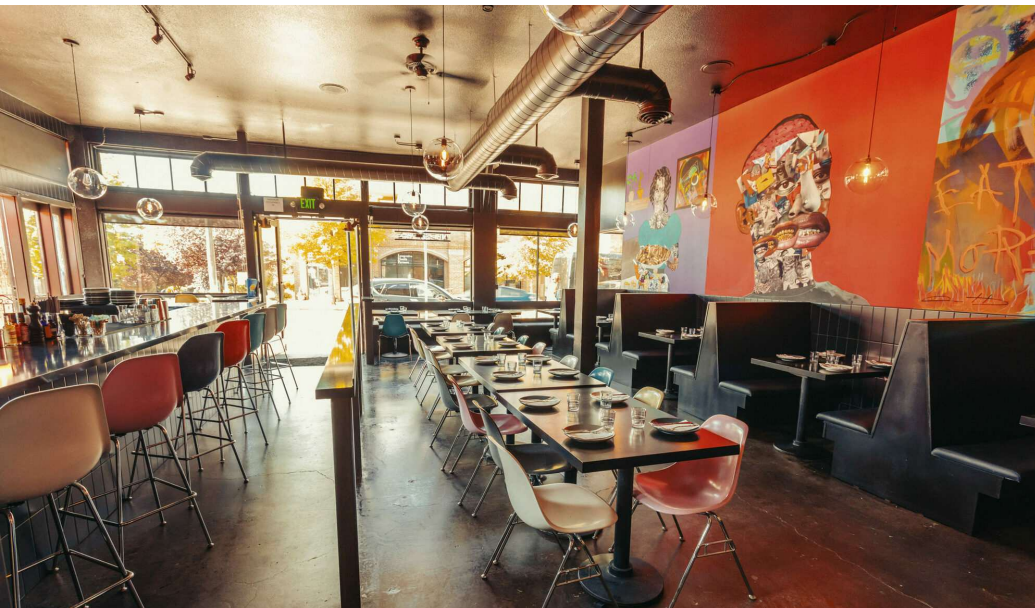
SAM BENTON  
samb@gibraltarusa.com  
312.550.8825

 **GIBALTAR**  
INVESTMENT PROPERTY SOLUTIONS



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## BUSINESS HIGHLIGHTS

- Rare opportunity to acquire a turn-key corner restaurant and bar located in the dynamic and thriving Tangletown neighborhood
- Minutes from Green Lake, Seattle's recreation mecca which draws thousands of people daily from all over the city
- Building co-tenant is Lil Woody's Burgers
- Modern design by premier Seattle Architect Firm - **Olson Kundig**
- Currently operating as "Darkalino's" (business name and recipes not included)
- Bring your concept! Fully renovated, charming brick building features abundant light, type 1 hood, walk-in cooler, full bar, custom artwork, modern tile work, concrete floors, and 240 SF sidewalk patio
- Seating: Main dining room and bar: 55; Patio: 15
- Approx. 1,420 Sq Ft
- New HVAC
- Current Monthly Rent: \$4,261.32 plus est. 2024 NNN (\$987.37/month) = \$5,248.69. Current Lease expires December 31, 2033 plus one (1) 5-year option to renew.



143,112

TOTAL POPULATION



63,554

TOTAL HOUSEHOLDS



\$113,474

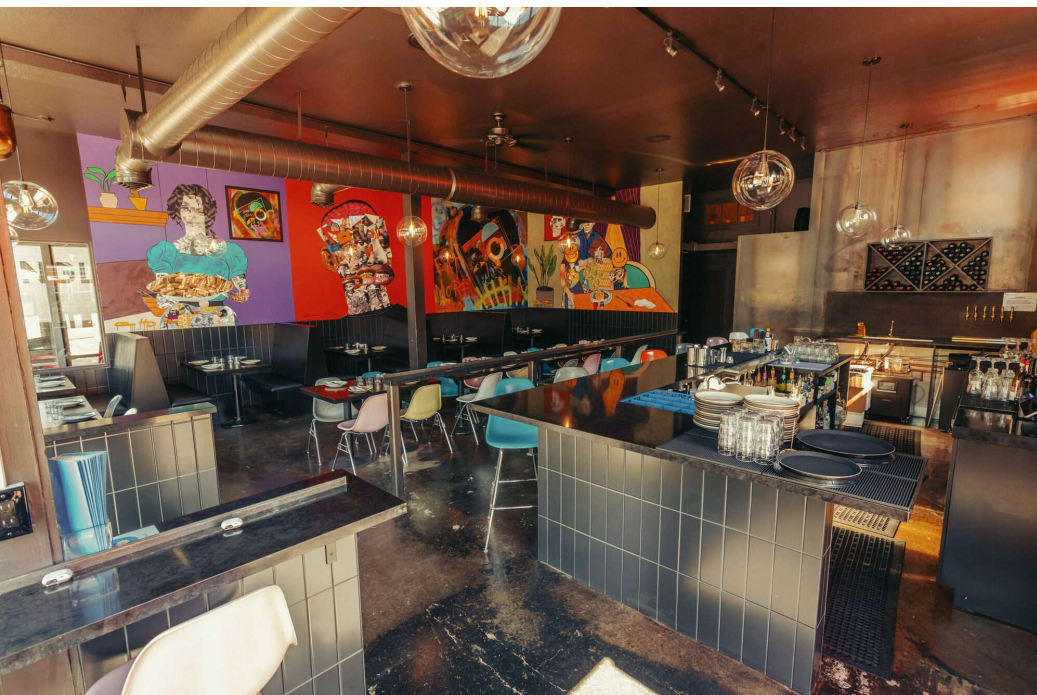
MEDIAN INCOME

\* Estimated 2024 Demographics based on a 2-mile radius



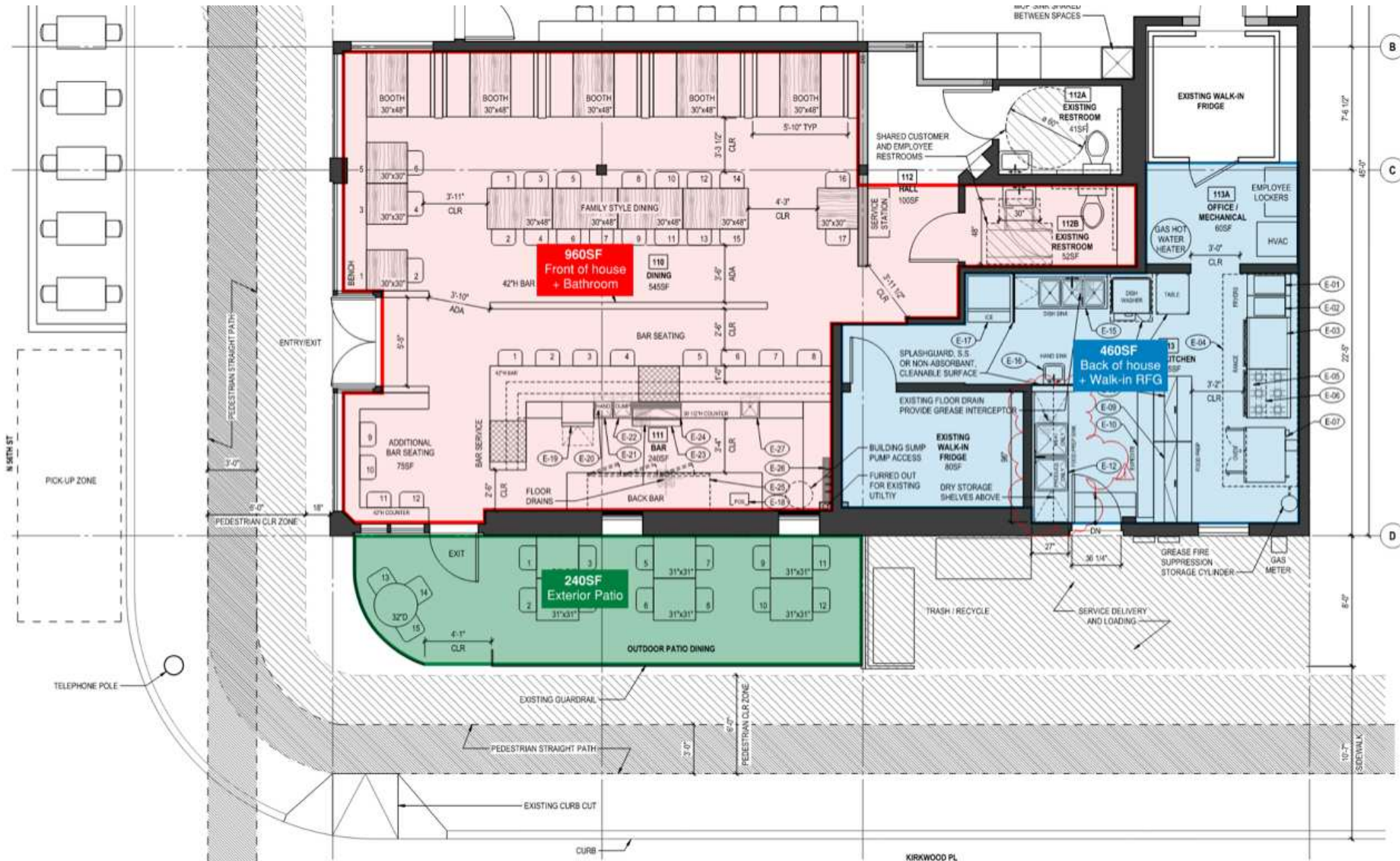
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