

CAPITOL HILL
BUSINESS OPPORTUNITY
RESTAURANT & BAR

1429 12th Avenue, Seattle, WA 98122

OFFERED FOR
\$60,000

For more information please contact:

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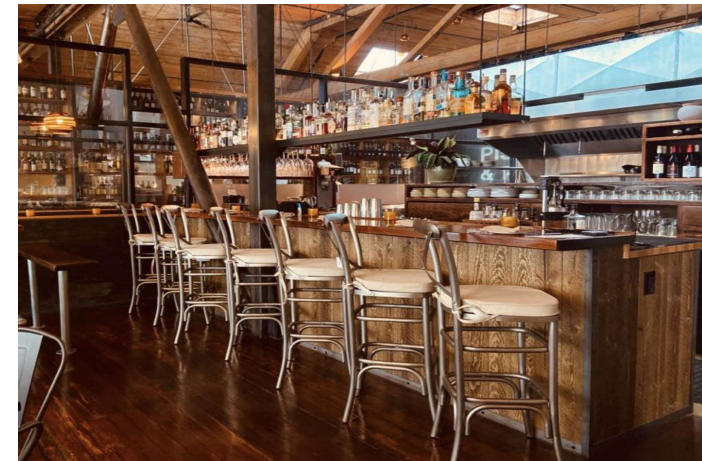
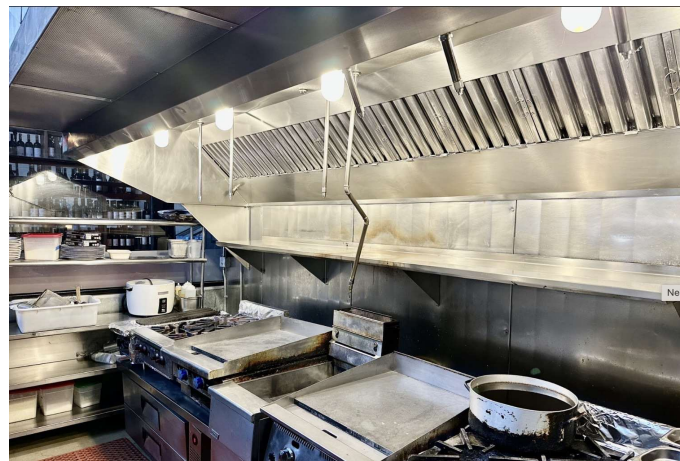
 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

1429 12TH AVENUE, SEATTLE, WA 98122

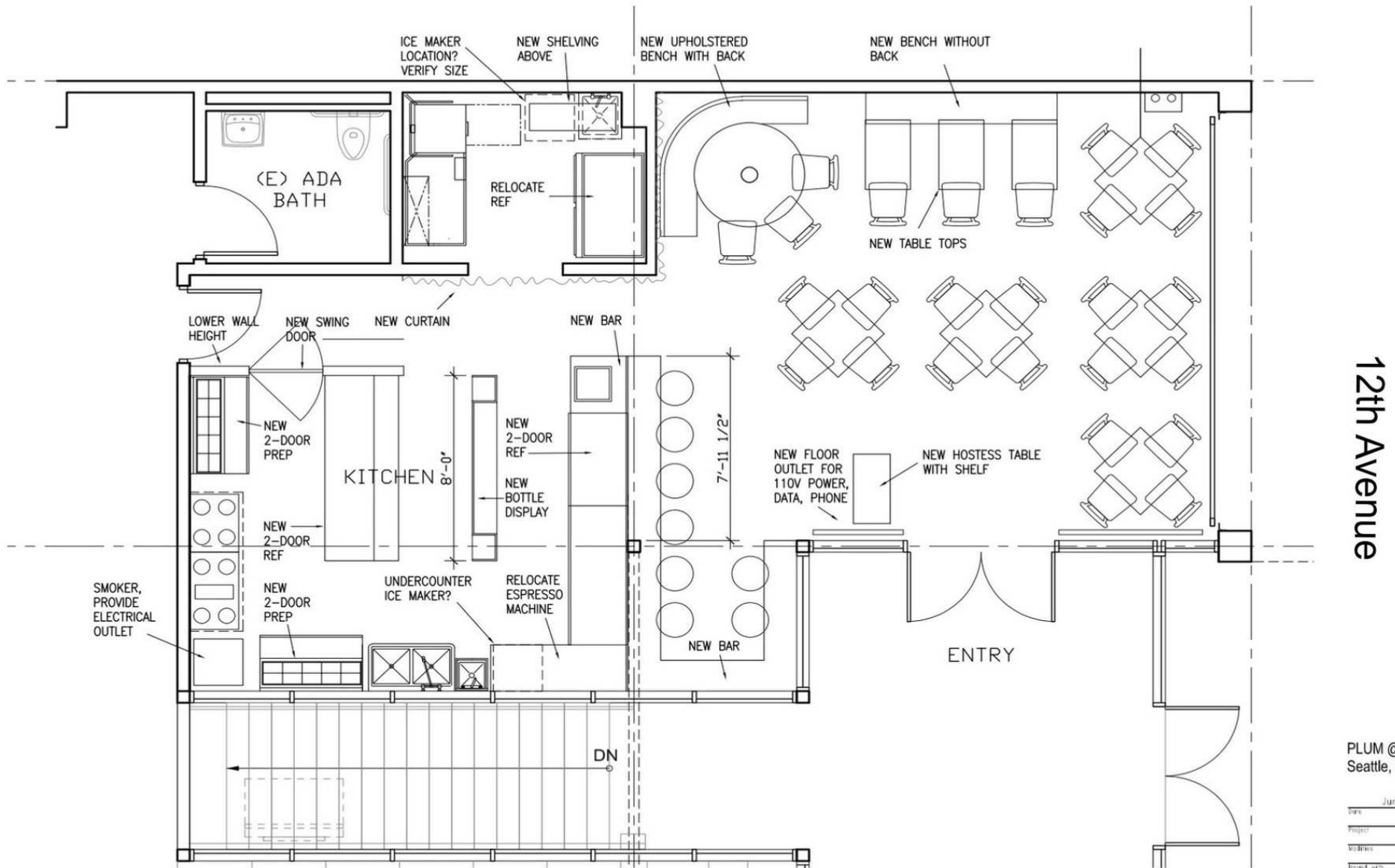
TURN-KEY RESTAURANT & BAR FOR SALE

BUSINESS HIGHLIGHTS

- Rare opportunity to acquire a turn-key restaurant and bar located in the dynamic and thriving Piston & Ring Building, part of Chophouse Row.
- Surrounding neighborhood businesses include Osteria la Spiga, Katsu Burger, Bai Tong Thai, Light Sleeper, Gemeni Room, Sweet Alchemy, Good Weather, and Tavern Law
- Stunning space features expansive operable garage doors, high ceilings, radiant heat, abundant light, 12 foot type 1 hood, fir wood floors
- Designed by Graham Baba Architects
- Seating: Main dining room and bar 52; Patio 20
- 1,086 SF
- *Minimum hours of operation:* 11am-3pm Mon-Sat OR Tues-Sunday
- Excluded concepts: pizza, wine bar, Italian, Thai
- Base Monthly Rent: \$3,537 plus 2024 estimated NNN (\$1,747/mo)= \$5,284 per month
- NNN includes water, sewer, radiant heat and common area bathroom & supplies. Long term lease available



TURN-KEY RESTAURANT & BAR FOR SALE



1 Floor Plan
SCALE: 1/4" = 1'-0"

PLUM @ 12th & Pike
Seattle, WA 98122

June 24, 2009
Date 0601
Project xxx
Notes xxx
Issued with

1429 12TH AVENUE, SEATTLE, WA 98122

TURN-KEY RESTAURANT & BAR FOR SALE



85

TRANSIT SCORE



100

WALK SCORE



87

BIKE SCORE



194,160

POPULATION



111,796

HOUSEHOLDS



\$139,364

AVG HOUSEHOLD INCOME

* 2024 Demographic data based on a 2-mile radius (CoStar)

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