BUSINESS FOR SALE



\$325,000 2,800 SQFT LOCAL LANDLORD/PROPERTY MANAGER

Bites of Bangkok 340 15th Ave E #201, Seattle, WA 98112 **Inventory Not Included in Sales Price** CBA#688586 NWMLS#2303859 Current Rent: \$8,100 + NNN Current Lease ends Dec 2026 with 5 year option **Tenant Responsible for Gas and Electric**

Please note all buyers must meet landlord requirements for lease assignment including but not limited to personal guarantee, credit check, and personal financial statements. All buyers must complete NDA for details of this listing and/or property showings. No walk-ins and please do not speak with employees.

CONTACT FOR SHOWING

Jeff Menowsky



Phone: 206-551-1010/512-656-6960 Email: Jeffmenowsky@kw.com 10700 Meridian Ave N suite 100 Seattle WA, 98013 WheretofindJeff.com



Each office is independently owned and operated

DESCRIPTION

- Authentic Thai Food- Open Late Night
- 2800 sq ft with Open Kitchen
- Type 1 -10ft Kitchen Hood
- Current Rent- \$8,100 + NNN
- NNN includes WSG
- Full service open kitchen
- Large area for private events
- 10 person bar
- Updated Kitchen plumbing/drainage
- Updated Electrical Outlets
- Sandwich Coolers and Cold Storage
- Lots of Dry storage
- Office Space
- Walk In Coolers (needs new motor)
- Shared Bathrooms
- Neighborhood Regular Business
- Established Late Night Food service

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AMENITIES:

•	Great Neighborhood Location
•	Street Parking
•	Shared Restroom (included in NNN)
•	New Apartments being built on the block
•	Walkable/bikeable location
•	Tenant pays Electric and gas

SUPPORT & TRAINING

Option for 2 weeks training with Seller after closing.

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AUTHENTIC THAI MENU AND FULL OPEN KITCHEN



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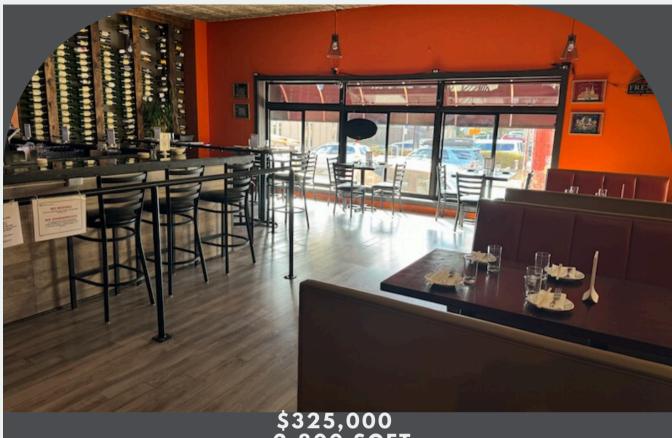
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BUSINESS FOR SALE



\$325,000 2,800 SQFT LOCAL LANDLORD LEASE ENDS DEC 2026 WITH 5 YEAR OPTION

Bites of Bangkok 340 15th Ave E #201, Seattle, WA 98112 Inventory Not Included in Sales Price

Current Rent: \$8,100 + NNN Current Lease ends Dec 2026 with 5 year option Tenant Responsbile for Gas and Electric Local Landlord and Property Manager

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