

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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