

TURNKEY RESTAURANT/BAR
COINDEXER'S

8556 Greenwood Ave N, Seattle, WA 98103

OFFERED FOR
\$150,000



For more information please contact:

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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

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GREENWOOD TURNKEY RESTAURANT/BAR

THE OPPORTUNITY

WWW.COINDEXTERS.COM

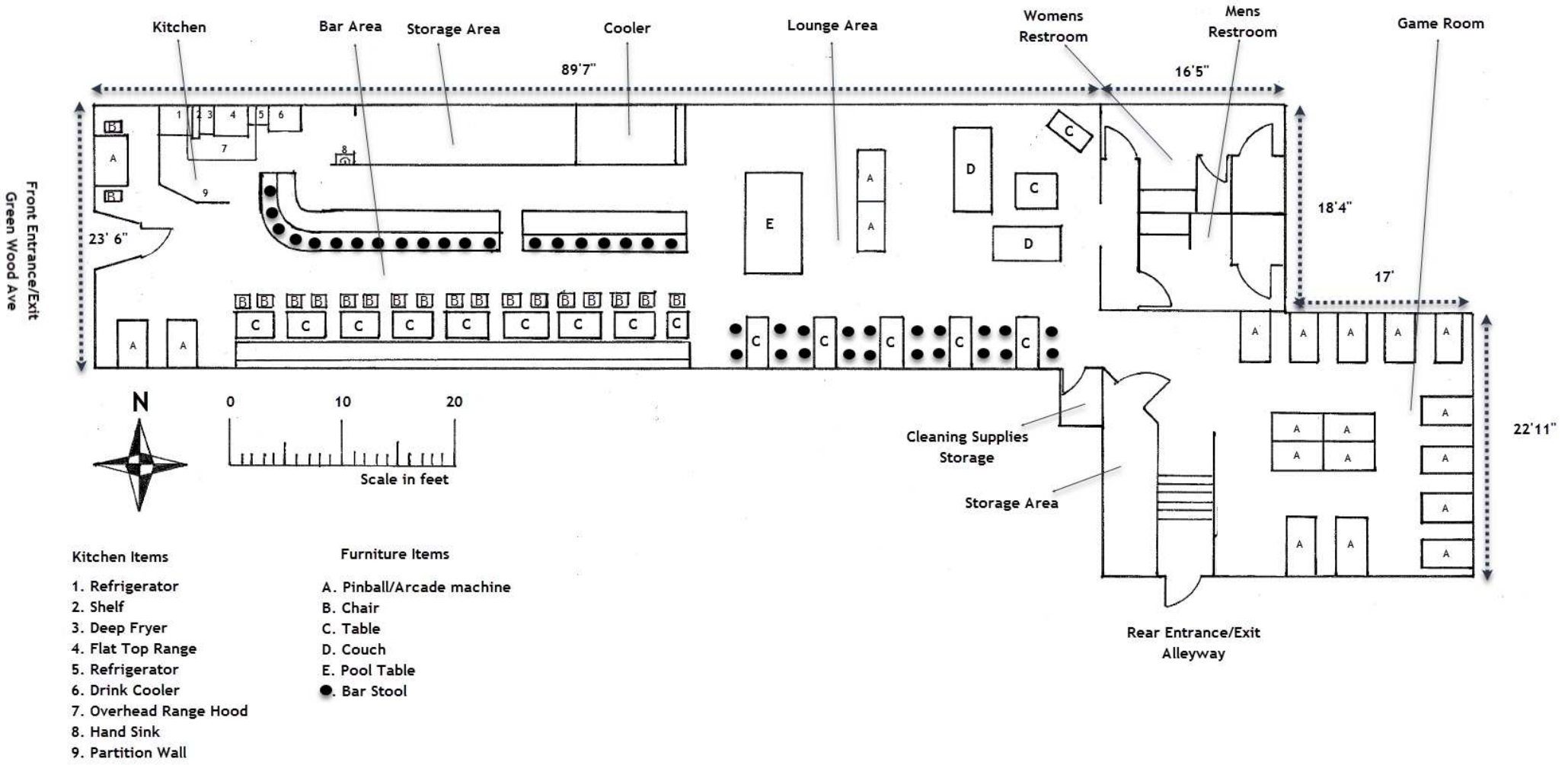
- Fantastic opportunity for someone to enter the food & beverage industry in the heart of Greenwood's bustling commercial district, which continues to grow with new developments and an influx of residents
- Take over existing concept, or bring your own! Established in 2017, this business is currently operating as a retro arcade bar with rotating craft beer and cocktails
- Efficient kitchen features a 4 foot type 1 hood and walk-in cooler
- The character rich interior boasts a warm and rustic decor
- Seating for 49
- Situated on Greenwood Avenue with high pedestrian and vehicle traffic and excellent visibility
- Surrounding business include Taproot Theatre, Flint Creek Cattle Co., Bar Ser Mur, Coffeholic, The Yard Cafe, Coyle's Bakeshop, and Pizzeria La Rocca
- 3,500 SF
- Current Monthly Rent: \$9,336.10 plus NNN \$1,671.15= \$11,007.25. New long term lease available



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54

TRANSIT SCORE



96

WALK SCORE



90

BIKE SCORE



118,139

POPULATION



54,423

HOUSEHOLDS



\$151,630

HOUSEHOLD INCOME

*Estimated 2024 demographics based on 2-mile radius (CoStar)

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