

SELLER FINANCING AVAILABLE
TURNKEY RESTAURANT/BAR

BUSINESS NAME/RECIPES EXCLUDED

4706 California Ave SW, Seattle, WA 98116

NEW PRICE!
\$50,000

For more information please contact:

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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

4706 CALIFORNIA AVE SW, SEATTLE, WA 98116

HAYMAKER WEST SEATTLE



BUSINESS HIGHLIGHTS

- Motivated Seller! 50% financing available for qualified buyer
- Landlord Permitted concepts are Pasta and Seafood
- Unique opportunity to purchase the assets of a turn-key restaurant/bar in a prime location in West Seattle's vibrant Junction neighborhood
- Business name and recipes excluded from sale
- Modern design features exhibition chef's kitchen equipped with 14 foot type 1 hood, full bar, polished concrete floors, large storefront windows, abundant natural light, and high ceilings
- Seating for approx. 80 inside plus 16 on outdoor patio
- Surrounding businesses include A la Mode Pies, Elliott Bay Brewery, Bakery Nouveau, Mashiko Sushi, Flying Apron Bakery, and more!
- 3,200 SF
- Current Monthly Rent \$9,881.85 plus NNN (\$1,965.19) = \$11,847.04. Current Lease expires April 30, 2029 plus one (1) 5-year option



51

TRANSIT SCORE



98

WALK SCORE



56

BIKE SCORE



27,886

TOTAL POPULATION



13,108

TOTAL HOUSEHOLDS



\$120,260

MEDIAN INCOME

*Estimated 2023 demographics based on a 1 mile radius

