

TURN-KEY CAFE (ASSET SALE)

LITTLE BROTHER

465 Central Way, Kirkland, WA 98033

OFFERED FOR
\$295,000



For more information please contact:

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 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS

465 CENTRAL WAY, KIRKLAND, WA 98033

KIRKLAND TURN-KEY CAFE



THE OPPORTUNITY

Amazing, light filled restaurant space in downtown Kirkland on the ground floor of the 290 residential unit, LEED Platinum Certified Winner, Arete Apartments.

This modern buildout is a stunner with concrete floor and wall finishes, stacked gloss-white subway tile details and expansive window line stretching 2 sides and fronting busy Central Way. Thoughtful and functional floorplan.

Currently set up as a cafe with built-in baked goods counter and operable sidewalk service window! Outfitted with a ventless griddle and Combi-oven. Seating for 60 and additional seating available on the outdoor courtyard patio. Perfect for light food & beverage service, bottle shop, bakery or a combination of them all.

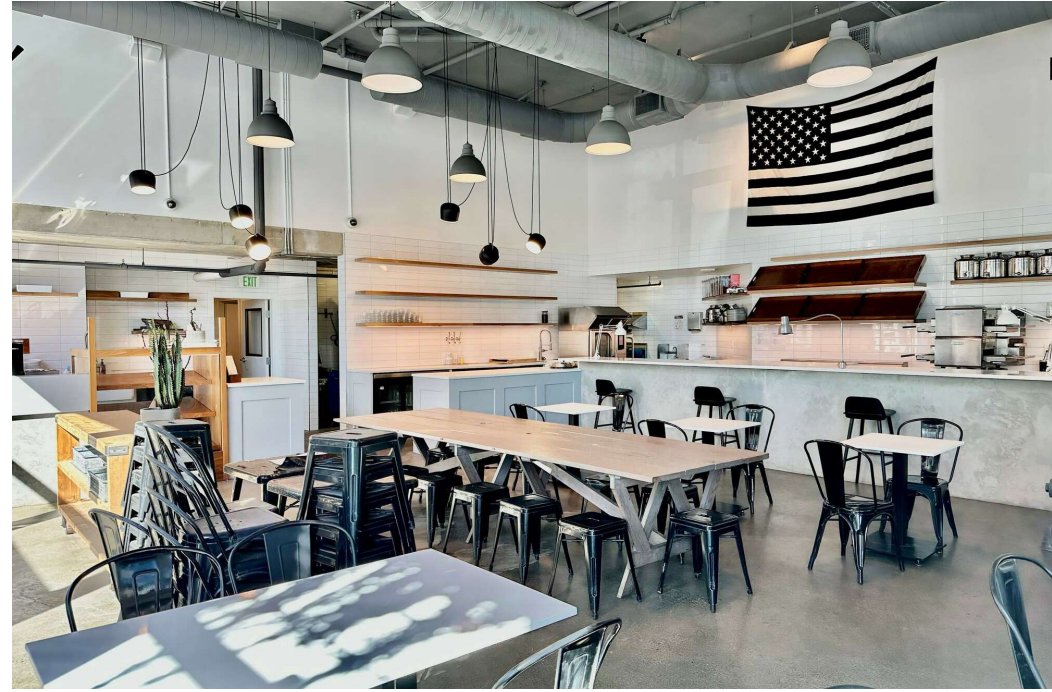
Join the super walkable neighborhood filled with everything from eateries to bars to Barre classes to Zumba. Directly across the street from Kirkland Urban, a massive, 11.5-acre mixed-use, multi-phase development which includes 650,000 square feet of Class-A office space (tenants include Google, Tableau and Wave), 225,000 square feet of commercial space (tenants include QFC, Bright Horizons, Top Golf, and Chainline Brewing Company, plus restaurants, a movie theater, and a health club), and 300,000 square feet of residential space.

HIGHLIGHTS

- Entirely new build out completed in 2016
- 1,875 RSF
- Ability to install a vertically-vented 10' type 1 hood (Buyer expense)
- Garage parking for up to 4 employees at no charge, plus up to six (6) additional spaces on weekends and evenings
- New long-term lease, \$40/SF plus NNN (\$1,231.58) = \$7,481.58

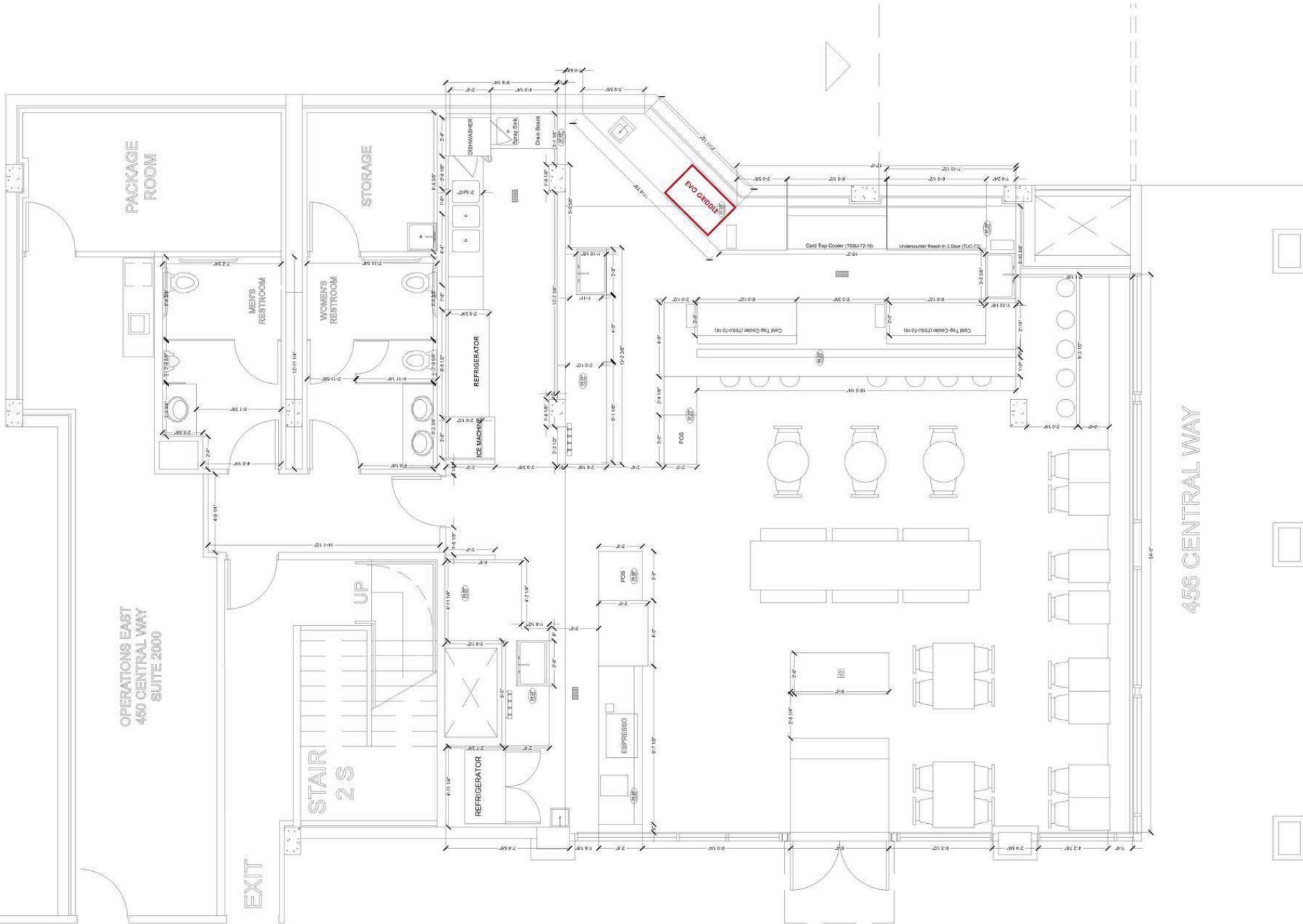
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OPERATIONS EAST
450 CENTRAL WAY
SUITE 2000

456 CENTRAL WAY

465 CENTRAL WAY, KIRKLAND, WA 98033

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