

BUSINESS ASSET SALE
MADRONA TURNKEY CAFE
1101 34th Avenue, Seattle, WA 98122

NEW PRICE!
\$125,000

For more information please contact:

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 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS

1101 34TH AVENUE, SEATTLE, WA 98122

MADRONA TURNKEY CAFE / COFFEE SHOP



HIGHLIGHTS

- Rare opportunity to purchase the assets of a well-established, turnkey cafe within a highly desirable neighborhood
- Located within this charming retail strip of the beautiful and perpetually active Madrona neighborhood. Surrounded by parks, schools and tons of single family residential, this little retail oasis is a constant go to for the locals and visitors alike.
- Bring your concept! Ideal for café, coffee, dessert shop, wine bar and more!
- Seating for 30
- 1,397 SF
- Current Monthly Rent = \$4,212.00 plus NNN (\$1,284.00) = \$5,496.00
- Current lease expires December 31, 2029



52

TRANSIT SCORE



90

WALK SCORE



84

BIKE SCORE



25,366

TOTAL POPULATION



11,127

TOTAL HOUSEHOLDS



\$136,360

MEDIAN INCOME

* Demographic data derived from 2023, 1 mile radius

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