

WEST SEATTLE TURNKEY CAFE

4556 California Avenue Southwest, Seattle, WA 98116

OFFERED FOR
\$175,000



For more information please contact:

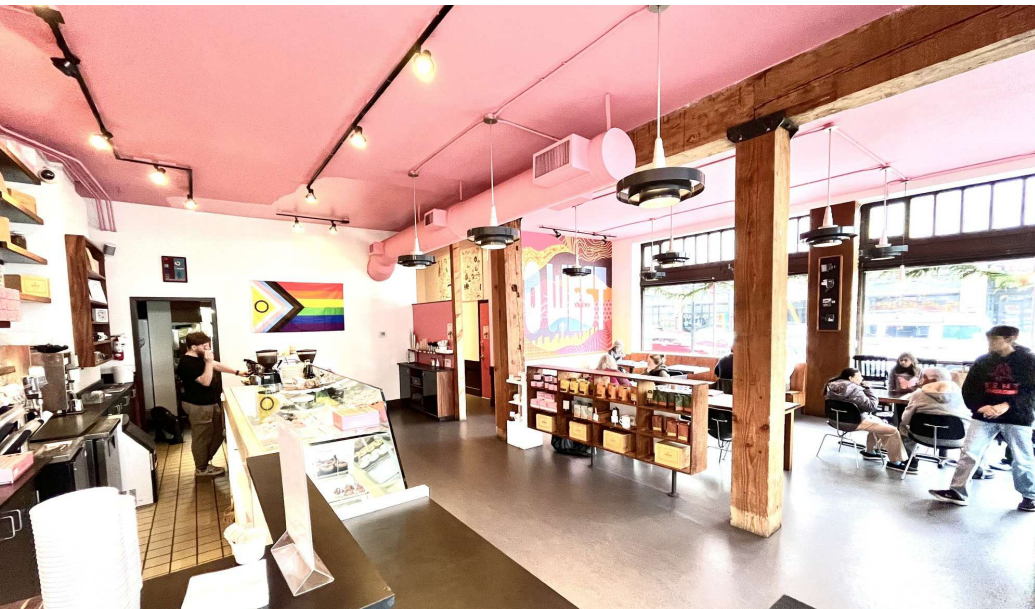
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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

4556 CALIFORNIA AVENUE SOUTHWEST, SEATTLE, WA 98116

WEST SEATTLE TURKEY CAFE



LOCATION

Located in the heart of this always hopping and active strip of California Avenue's retail core at the main cross street of SW Alaska St. You are in good company with the landmark Easy Street Records directly across the street, Bakery Nouveau a block away, tons of independent shops, restaurants and cafes and also being right next to the location of the West Seattle farmer's market each Sunday. Set in a charming, vintage, two story brick building with tons of character, this space is ideal for cafe, restaurant, wine bar, or anything that would flourish with lots of foot traffic.

HIGHLIGHTS

- Rare opportunity to purchase the assets of a well-established, turnkey cafe located in the hip West Seattle California Junction neighborhood
- Set in a charming vintage, two story brick building with tons of character
- Seating for 30
- HVAC
- 1,717 SF
- Bring your concept, ideal for restaurant, café, dessert shop, wine bar or coffee shop
- Monthly Base Rent \$5,306.00 plus NNN \$1,372.00 = \$6,678 per month
- Current lease expires 1/31/24 plus a 5-year option to extend
- Business name and recipes excluded



51

TRANSIT SCORE



98

WALK SCORE



68

BIKE SCORE



26,682

TOTAL POPULATION



12,613

TOTAL HOUSEHOLDS



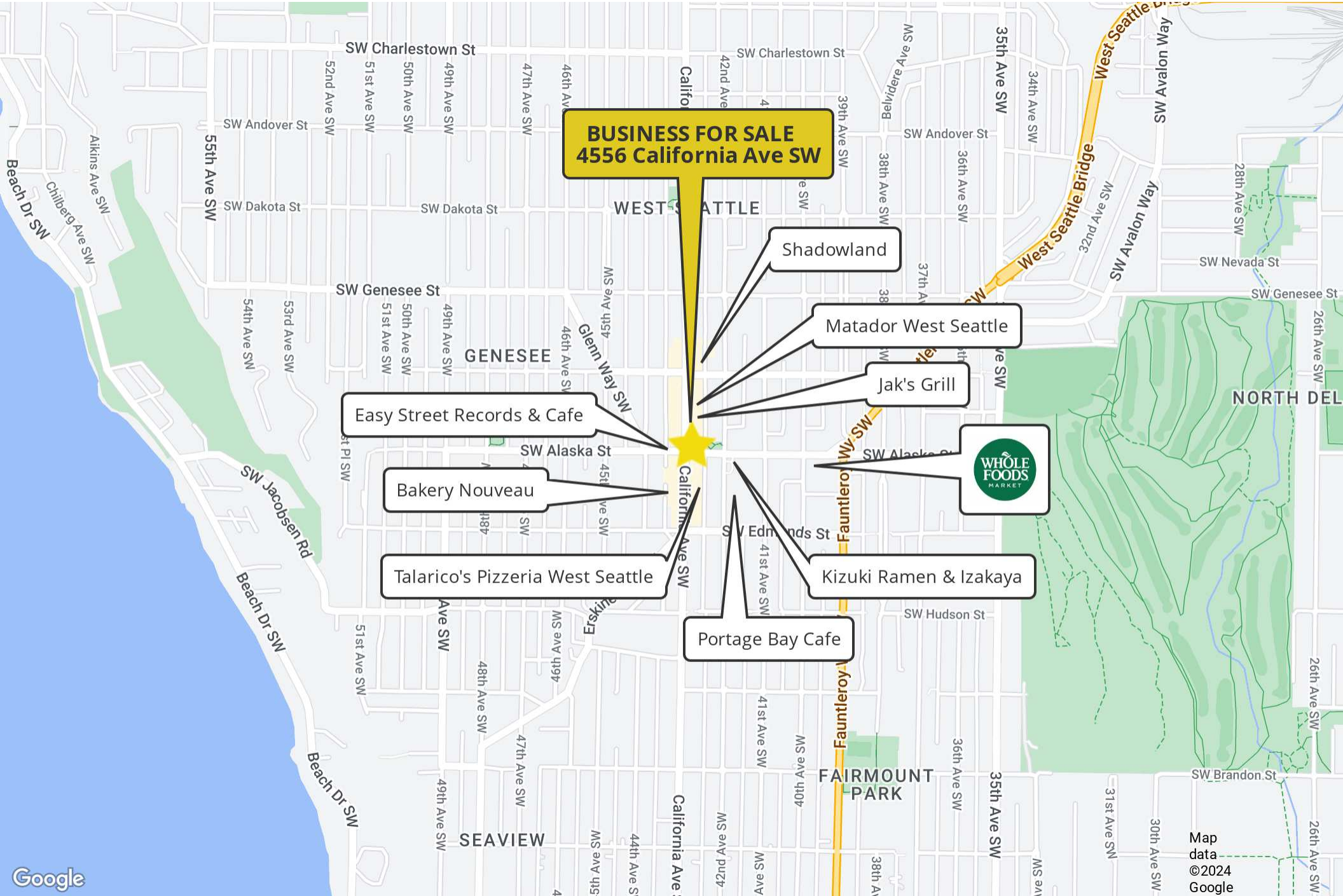
\$125,364

MEDIAN INCOME

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WEST SEATTLE TURNKEY CAFE



BUSINESS FOR SALE
4556 California Ave SW

Shadowland

Matador West Seattle

Jak's Grill

Easy Street Records & Cafe

Bakery Nouveau

Talarico's Pizzeria West Seattle

Portage Bay Cafe

Kizuki Ramen & Izakaya



Map data
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Google