

BUSINESS ASSET SALE

EDEN HILL RESTAURANT
QUEEN ANNE HILL

2209 Queen Anne Ave N, Seattle, WA 98109

NEW PRICE!
\$149,000



For more information please contact:

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EDEN HILL RESTAURANT/BAR



NEIGHBORHOOD OVERVIEW

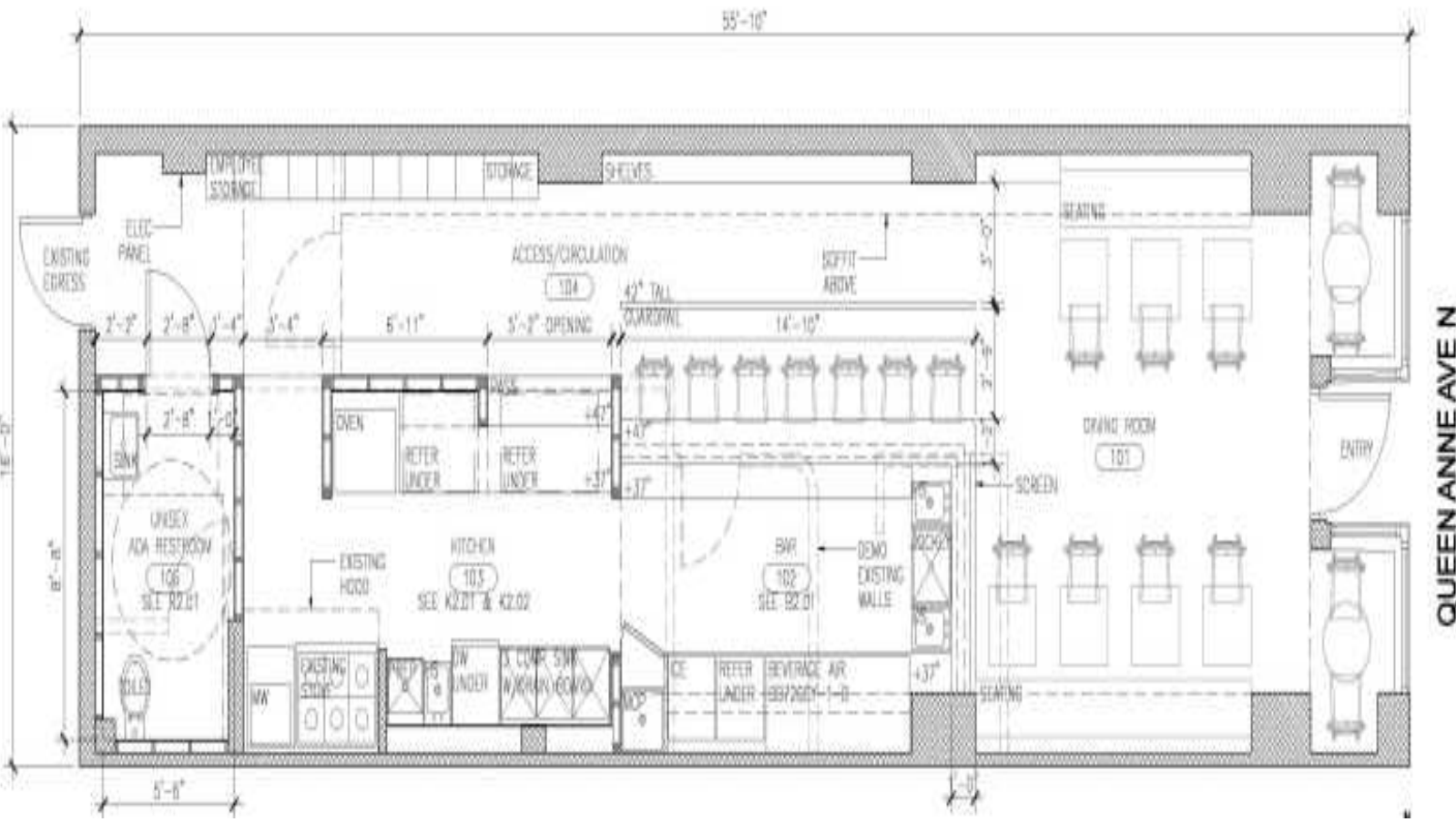
The Seattle neighborhood of Queen Anne is a local oasis of good food and culture, encompassing all that Seattle has to offer. It's stunning views of the Space Needle, Downtown Seattle, Lake Union, Puget Sound and Mount Rainier make it one of the most enviable communities in the city. It's main thoroughfare of Queen Anne Ave N is home to a number of noteworthy local businesses and restaurants such as Cafe Hagan, Big Max burgers and the incomparable How to Cook a Wolf. Trader Joe's flagship store is also prominently featured. With its proximity to Downtown Seattle, Queen Anne has become a popular area among the city's high-income urban dwellers.

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase the assets of a critically acclaimed restaurant tucked in an intimate storefront on Queen Anne Hill, one of Seattle's most enviable neighborhoods
- Join a highly walkable, vibrant neighborhood lined with cafes, markets, boutique shops, bookstores and dining establishments
- Located within a classic brick building, this stylish space exudes charm and features a full bar and kitchen with 6 foot type 1 hood
- Ideal for hands on operator - bring your concept!
- Seating: Main dining room and bar: 24; Patio: 24
- 1,267 SF
- 2 parking stalls located in the rear of the Premises
- Business name and recipes are not included in sale
- New lease available
- Rental Rate: \$43.19/SF plus est. 2025 NNN (\$10.18/SF) = 5,635.14.
NNN includes water and sewer.

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64

TRANSIT SCORE



95

WALK SCORE



72

BIKE SCORE



308,424

POPULATION



164,958

HOUSEHOLDS



\$114,499

HOUSEHOLD INCOME

* Estimated 2023 demographics based on a 3-mile radius

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