

TOP OF QUEEN ANNE
TURNKEY COFFEE SHOP/CAFE
BLEND COFFEE + KICKS

1417 Queen Anne Ave N, Seattle, WA 98109

NEW PRICE!
\$75,000



For more information please contact:

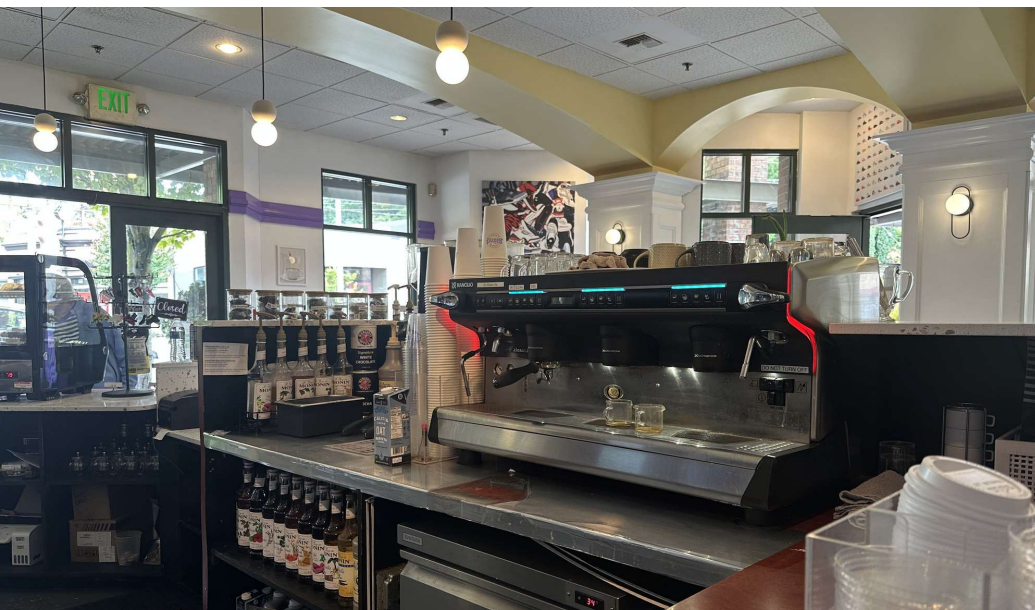
LAURA MILLER
laura@gibraltarusa.com
206.351.3573

TRACY CORNELL
tracyc@gibraltarusa.com
206.948.0630

 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

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TURNKEY COFFEE SHOP/CAFE



BUSINESS OVERVIEW

WWW.BLENDCOFFEEKICKS.COM

- Prime opportunity to purchase a fully equipped, established coffee shop with an ideal location on top of Queen Anne Hill
- Situated on a high-visibility, bustling intersection at the corner of Queen Anne Ave N and Galer Street, at the base of Galer Gardens, a 36 unit condominium
- Dedicated patio seating/courtyard
- Common area restrooms
- On-site customer parking (no charge)
- Upside in expanding hours of operation
- Surrounding businesses include 5 Spot, Trader Joe's, Anytime fitness
- 1,000 SF
- Business name, recipes, trademarks, etc. not included in sale
- New long-term lease available: \$3,276.54 plus 2025 NNN \$1,056.79 = \$4,333/month. NNN includes trash. Landlord maintains restroom.



59

TRANSIT SCORE



95

WALK SCORE



48

BIKE SCORE



159,882

TOTAL POPULATION



94,026

TOTAL HOUSEHOLDS



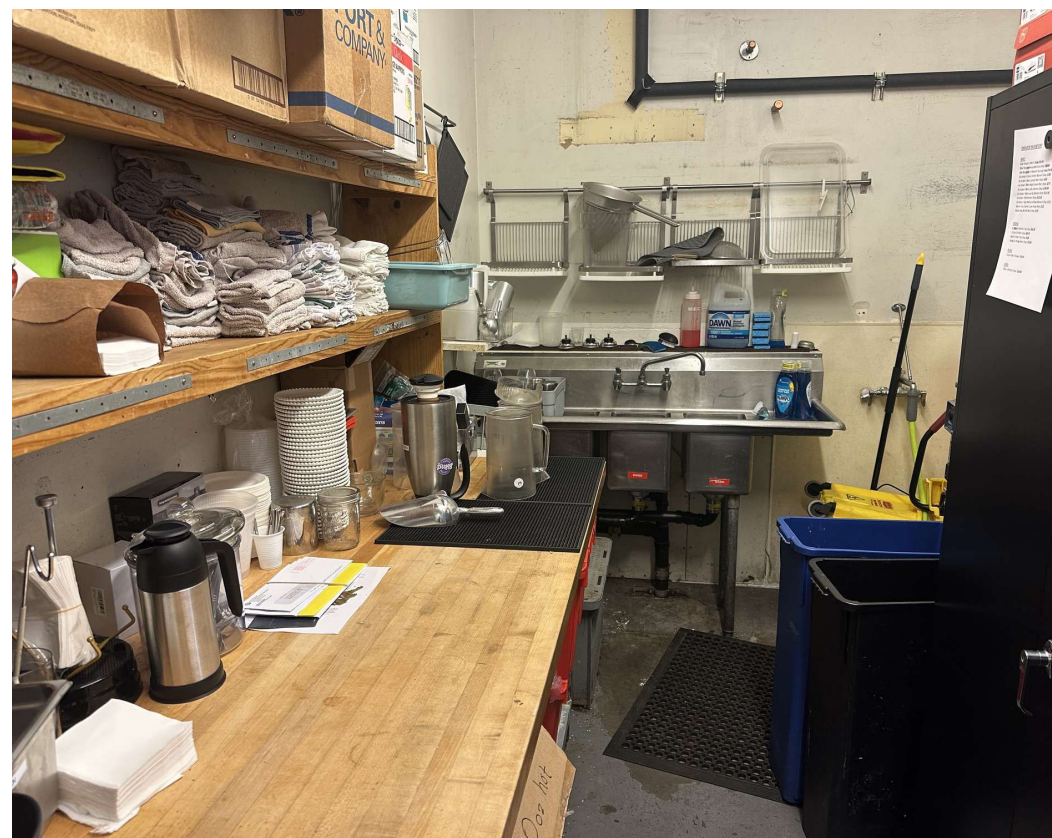
\$120,558

MEDIAN INCOME

*Estimated 2024 Demographics based on 2 mile radius.

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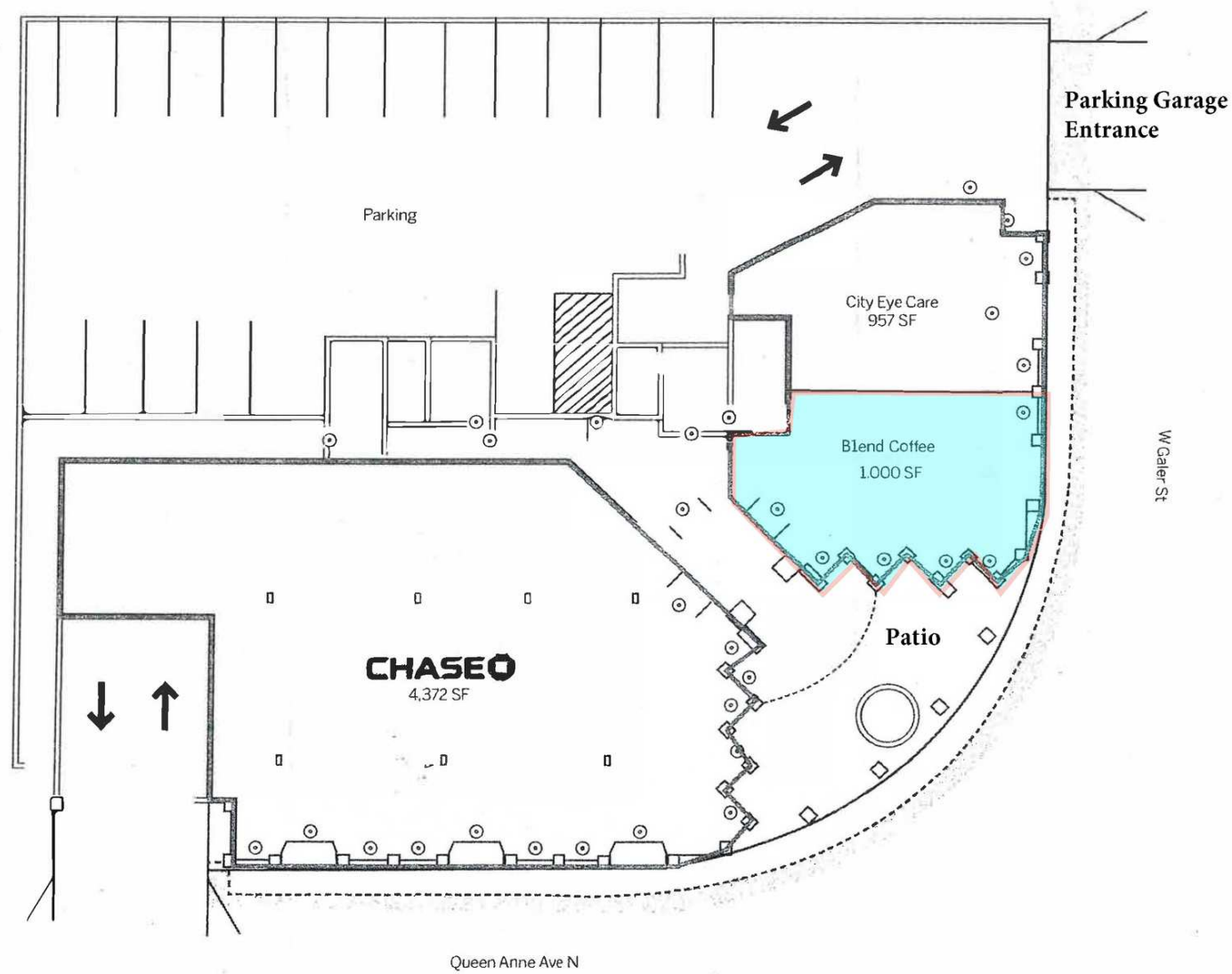
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FLOOR PLAN



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