

DISTINGUISHED CAFE OPPORTUNITY
PRIME EASTLAKE LOCATION
2201 Eastlake Ave E, Seattle, WA 98102

OFFERED FOR
\$150,000



For more information please contact:

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DISTINGUISHED EASTLAKE CAFE OPPORTUNITY

BUSINESS HIGHLIGHTS

- Business name and recipes not included in sale
- A well-positioned cafe in one of Seattle's most loyal neighborhoods presents an excellent opportunity for an owner/operator in a prime Eastlake location with strong foot traffic
- Located at the base of Waterton, a 45-unit boutique apartment building
- Eastlake Avenue is a high-traffic arterial connecting the University District and South Lake Union, offering steady traffic flows morning and evening
- Stunning, modern design by Board & Vellum features operable bifold storefront system with indoor/outdoor seating, high ceilings, polished concrete floors, moody colors and natural materials
- Mill City Roasting machine included in sale
- Seating for 30 plus dedicated outdoor patio seating for 6+
- 1,205 RSF
- Neighborhood businesses include Son of a Butcher, Serafina, Cicchetti, Mioposto Pizzeria, The Victor tavern, Grand Central Bakery, Little Water Cantina, and Sushi Kappo Tamura
- Attractive Lease Terms: \$3,458.67 plus 2025 NNN \$702.92 = \$4,161.59 per month. Current Lease expires July 2028 plus two (2) 5-year options to renew.

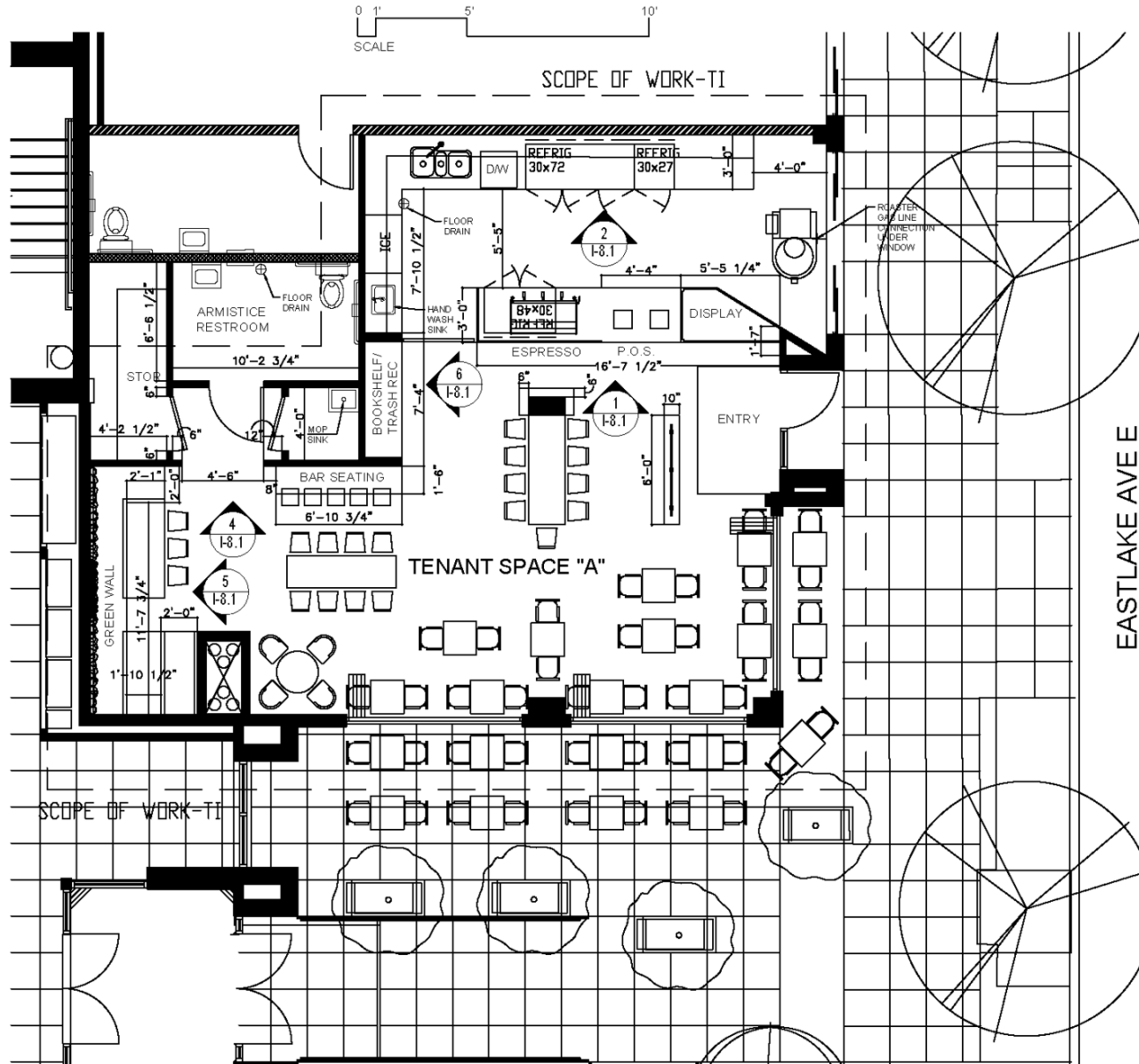


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ARMISTICE - WATERTON

E BOSTON ST

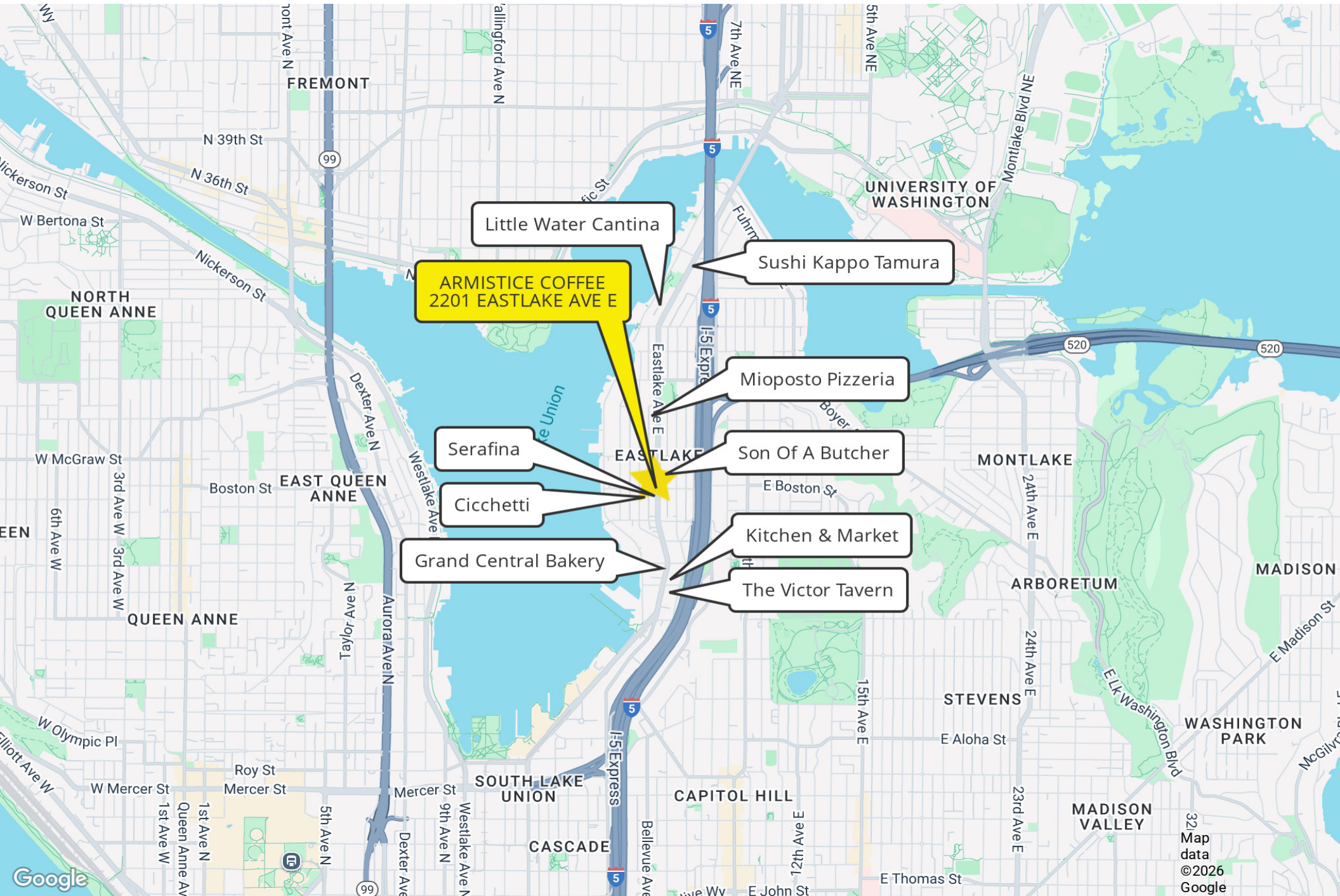
2201 EASTLAKE AVE E, SEATTLE

1 FLOOR PLAN
1/8"=1'-0"



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Little Water Cantina

ARMISTICE COFFEE
2201 EASTLAKE AVE E

Sushi Kappo Tamura

Mioposto Pizzeria

Serafina

Son Of A Butcher

Cicchetti

Kitchen & Market

Grand Central Bakery

The Victor Tavern