

NEW LISTING
FUEL COFFEE - MONTLAKE
2300 24th Ave E, Seattle, WA 98112

OFFERED FOR
\$125,000



For more information please contact:

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FUEL COFFEE - MONTLAKE



BUSINESS HIGHLIGHTS

- Recently renovated and well-established neighborhood coffee shop
- Prime corner location in the heart of Montlake, just south of University of Washington campus and sports stadiums
- Surrounding businesses include Oxbow Bakery, Cafe Lago, Montlake Bike Shop, School of Rock, and Seattle Public Library
- Major remodel completed in 2021, designed by Board + Vellum
- Modern space features large storefront windows, bright white walls, HVAC
- Seating for 50
- 1,590 SF
- Current Monthly Rent: \$5,134.96 plus NNN (\$1,504.70) = \$6,639.08
- New 5-year lease plus 5-year option to extend
- Ability to purchase Wallingford and Capitol Hill locations



53

TRANSIT SCORE



70

WALK SCORE



77

BIKE SCORE



2,210

TOTAL POPULATION



826

TOTAL HOUSEHOLDS



00

MEDIAN INCOME

* Estimated 2024 Demographics based on a 2-mile radius (CoStar)

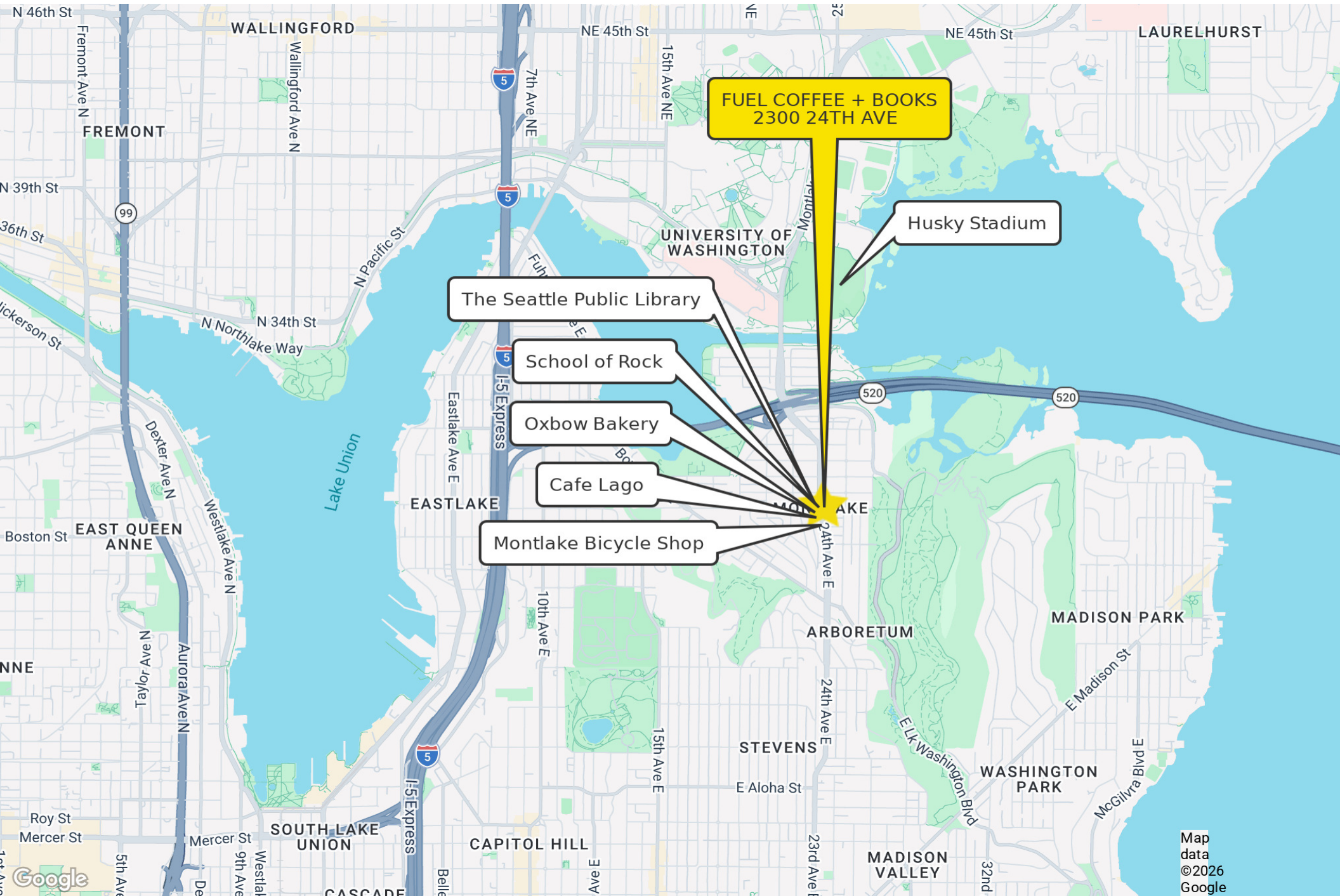
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FUEL COFFEE + BOOKS
2300 24TH AVE

Husky Stadium

The Seattle Public Library

School of Rock

Oxbow Bakery

Cafe Lago

Montlake Bicycle Shop

DESCRIPTION	MANUFACTURER	PRODUCT	SIZE	COUNT
Hoist Sconce by Rich Brilliant Willing (Medium – 14” Diameter, Cream Color)				4
Unfold Pendant by Muuto (Orange Color)				5
TR Bulb Linear Suspension Light by Menu				1
Adelina Chandelier by Huxe (Opal Glass, Black Finish)				1
Lite Mini Pendant Light by Andrew Neyer (Black)				8
ICE MAKER	MANITOWOC	UYF0310A	30"WX28.5"DX38.5"H	1
GRINDER	MAHLKONIG	EK43		1
MYTHOS II	SIMONELLI	VA-MYTHOS 2		1
KNOCK BOX	PRIMA	KNOCK CHUTE - 25102	6" X 5.5"	1
U/C FRIDGE				1
ESPRESSO MACHINE	SIMONELLI	VICTORIA ARDUINO BLACKEAGLE 3 GROUP	43" X 28" X 20"	1
BOTTLE WARMER	CARNIVAL KING	TOPPING BOTTLE WARMER WITH 3 SQUEEZE BOTTLES		1
PITCHER RINSER	PRIMA	STEAMING PITCHER RINSER	6"W X 6-3/4"H X 5-1/8"D	1
COLD WELL	APW	CFW-1	23"W X 15"D X 7-3/4"H	1
POS	SQUARE	POS RETAIL HARDWARE		1
AIR POT	WILBUR CURTIS	TXSG0101S600		2
ACCENT DRIP	OJI		300	2
ICE CREAM FREEZER	AVANTCO	DFC6-HC 26 1/4"		2
GUATEMALA GRINDER	MAHLKONIG	GUA710 GRINDER	26-1/4"W X 27-3/4"D X 37-1/4"H	1
COFFEE BREWER	CURTIS	G4TP1S63W3100 G4	11-1/8"W X 20-3/4"D X 24-3/4"H	1
HANDWASH SINK	TBD	TBD	TBD	1
3-COMPARTMENT SINK	REGENCY	16GA.304S/S	58"L X 19-1/2"D X 36"H	1
MOP SINK	TBD	TBD	24" X 24"	1
PASTRY CASE	STRUCTURAL CONCEPTS	CO33R-UC-QS OASIS 36" UNDERCOUNTER AIR CURTAIN	36-1/4"W X 32-3/8"D X 32-3/4"H	1
ELECTRIC FIREPLACE	BRITISH FIRES	NEW FOREST 1600 ELECTRIC		2
HOT WATER	FETCO	HWD-2105TOD H210530	9"WX18.5"DX24.5"H	1
Undercounter Fridge Alternate				