

NEW LISTING
FUEL COFFEE-WALLINGFORD

1705 North 45th Street, Seattle, WA 98103

OFFERED FOR
\$125,000



For more information please contact:

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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

1705 NORTH 45TH STREET, SEATTLE, WA 98103

FUEL COFFEE WALLINGFORD



BUSINESS HIGHLIGHTS

- Rare opportunity to purchase a turnkey cafe with a strong local brand identity, strategically positioned in the heart of Seattle's vibrant Wallingford neighborhood
- High-visibility corner location on N 45th Street benefits from strong pedestrian traffic, commuter flow, and proximity to neighborhood retail, dining, and residential density
- Ideal for owner/operator
- Major remodel completed in 2022, designed by Board + Vellum
- Character brick building with modern design elements features large storefront windows, bright white walls, HVAC
- Seating for 39
- 1,292 SF plus additional storage available
- Current Monthly Rent: \$3,033.77 plus NNN (\$1,261.58) = \$4,295.35. Current Lease expires January 31, 2033.
- Montlake and Capitol Hill locations are also available to purchase



56

TRANSIT SCORE



96

WALK SCORE



98

BIKE SCORE



142,378

TOTAL POPULATION



64,860

TOTAL HOUSEHOLDS



\$113,592

MEDIAN INCOME

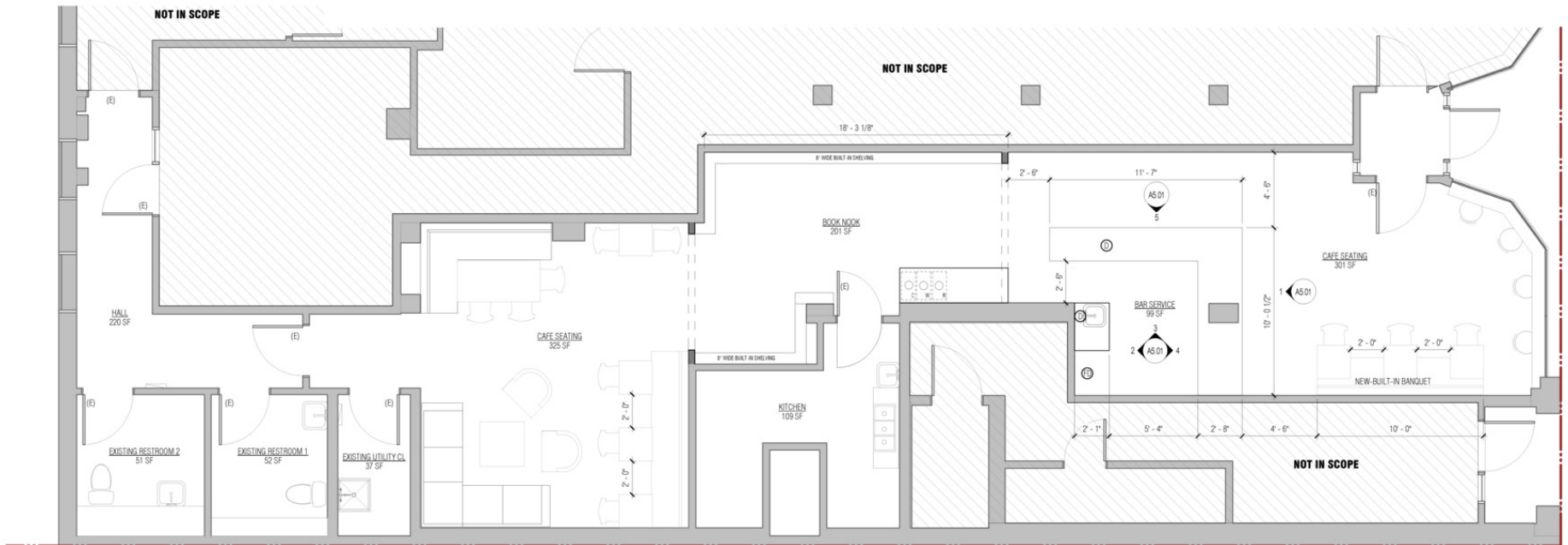
* Estimated 2024 Demographics based on a 2-mile radius (CoStar)

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N 45th Street

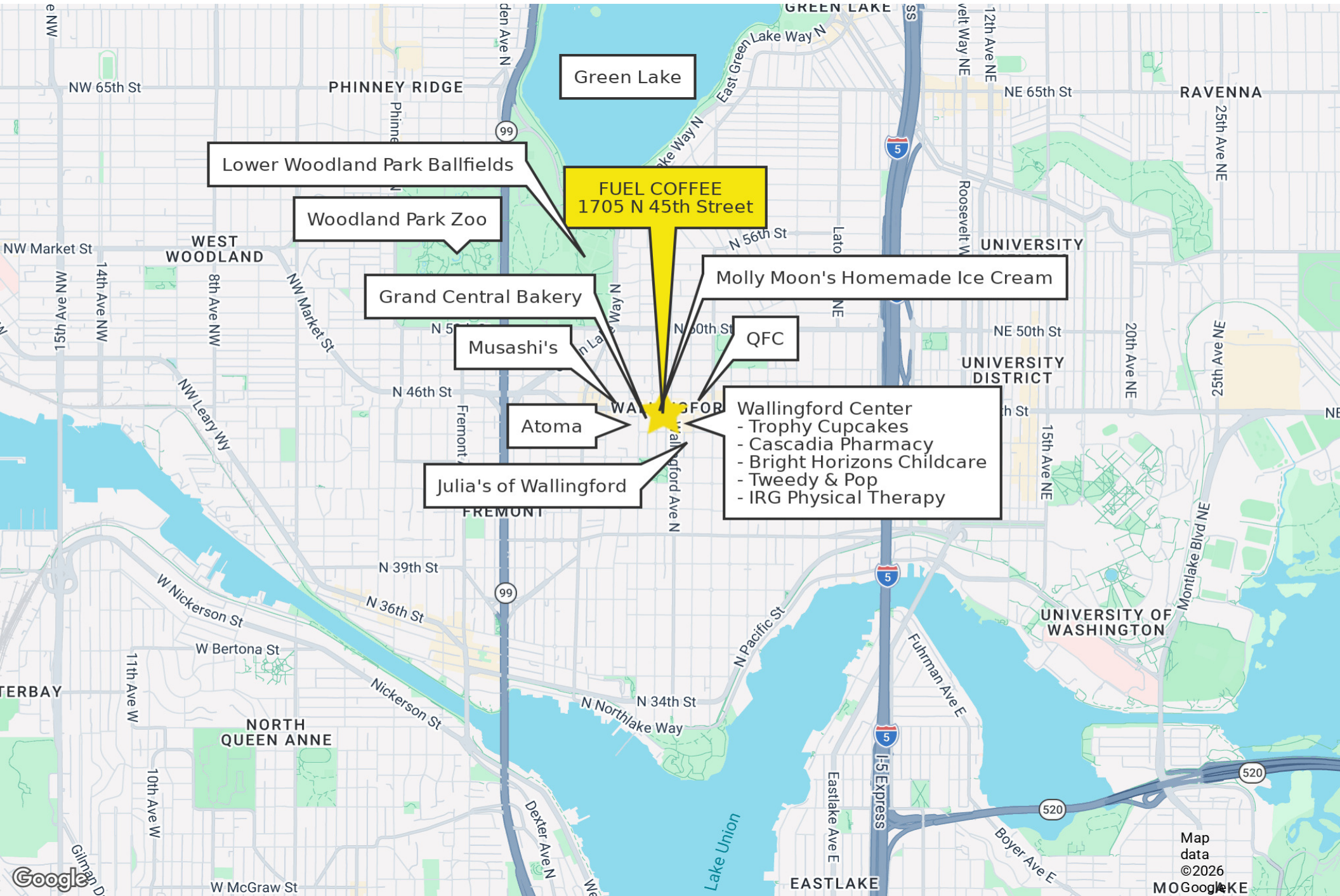
1 PARTITION PLAN

1/4" = 1'-0"



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TAG	DESCRIPTION	MANUFACTURER	PRODUCT	FINISH/COLOR	SIZE	COUNT
			Unfold Pendant by Muuto (Orange Color)			9
			Radar Sconce by Schoolhouse Electric (Orange)			5
			Pennant Wall Light by Andrew Neyer (Black, 4ft Arm Length)			3
Fixtures to replace other general lighting pendants (if needed):						
https://www.ylighting.com/terra-led-pendant-light-by-oxygen-lighting-OXYP310838.html						
EQ-01						
EQ-02	ICE MAKER	MANITOWOC	UYF0310A	STAINLESS STEEL	30"WX28.5"DX38.5"H	1
EQ-03	GRINDER	MAHLKONIG	EK43			1
EQ-04	MYTHOS II	SIMONELLI	VA-MYTHOS 2			1
EQ-05	KNOCK BOX	PRIMA	KNOCK CHUTE - 25102		6"X5.5"	1
EQ-06	U/C FRIDGE			STAINLESS STEEL		2
EQ-07	ESPRESSO MACHINE	SIMONELLI	VICTORIA ARDUINO BLACKEAGLE 3 GROUP		43"X28"X20"	1
EQ-08	BOTTLE WARMER	CARNIVAL KING	Topping Bottle Warmer with 3 Squeeze Bottles - 550W, 120V			1
EQ-09	PITCHER RINSER	PRIMA	Steaming Pitcher Rinser	STAINLESS STEEL	6"WX6 3/4"H X 5 1/8"D	1
EQ-11	POS	SQUARE	POS RETAIL HARDWARE			1
EQ-12	AIR POT	WILBER CURTIS	TXSG0101S600			2
EQ-13	ACCENT DRIP	OJI		300		2
EQ-14	ICE CREAM FREEZER	AVANTICO	DFC6-HC 26 1/4"			
EQ-15	GUATEMALA GRINDER	MAHLKONIG	GUA710 GRINDER		26 1/4"WX27-3/4"DX37-1/4"H	1
EQ-16	COFFEE BREWER	CURTIS	G4TP1S63W3100 G4		11-1/8"WX20-3/4"DX24-3/4"H	1
EQ-17	HANDWASH SINK	TBD	TBD		TBD	2
EQ-18	3-COMPARTMENT SINK	REGENCY	16GA.304S/S		58"LX19 1/2"DX36"H	1
EQ-20	MOP SINK	TBD		0		
EQ-23	SYRUP					1
EQ-24	PASTRY CASE	TBD	TBD	TBD	TBD	1
EQ-25	BAR MAT					
	REACH IN FRIDGE	STRUCTURAL CONCEPTS	CO33R-UC-QS OASIS 36" UNDERCOUNTER AIR CURTAIN MERCHANDISER	BLACK	36-1/4"W X 32-3/8"D X 32-3/4"H	1
	HOT WATER	FETCO	HWD-2105TOD H210530		9"WX18.5"DX24.5"H	1