



RESTUARANT & BUSINESS FOR SALE

Appaloosa Restaurant & Business

202 2ND STREET

Riverside, WA 98849

PRESENTED BY:

ANDREW KEEF

Associate Advisor

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WA #23007080

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$550,000
BUILDING SIZE:	4,000 SF
LOT SIZE:	0.56 Acres
PRICE / SF:	\$137.50
YEAR BUILT:	1958
YEAR REMODELED:	2005
APN:	2350081300 & 2350081600

PROPERTY OVERVIEW

Restaurant Business & Real Estate For Sale
Turnkey restaurant **including New Roof & New Kitchen Equipment.**

PROPERTY HIGHLIGHTS

- 4,000 SF building
- Turnkey Restaurant Space
- Full Service Kitchen, Bar, Stage, & Outdoor Patio
- Sale includes all equipment & inventory
- Ample parking space
- Sale includes adjacent vacant land parcel

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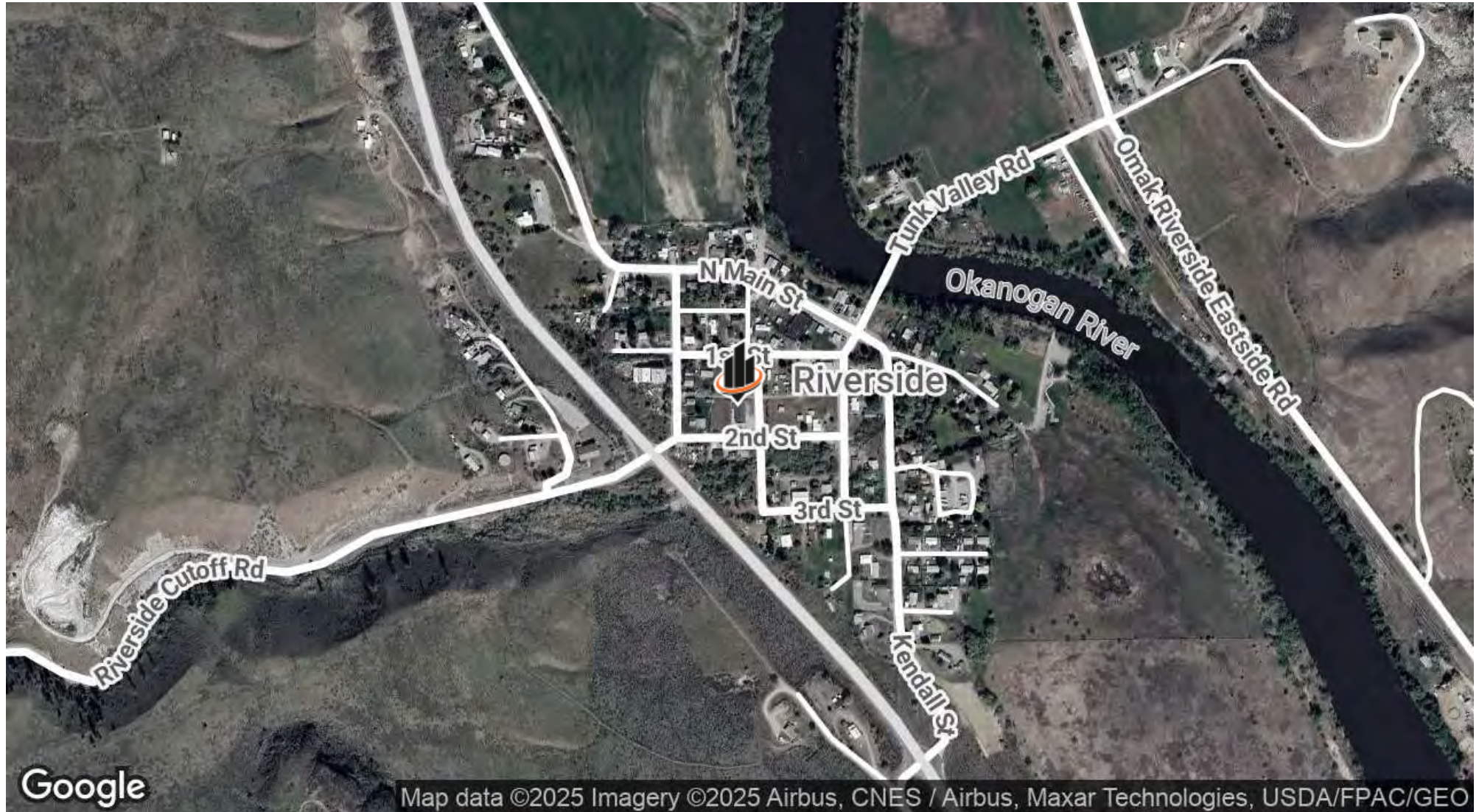
ADDITIONAL PHOTOS



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LOCATION MAP



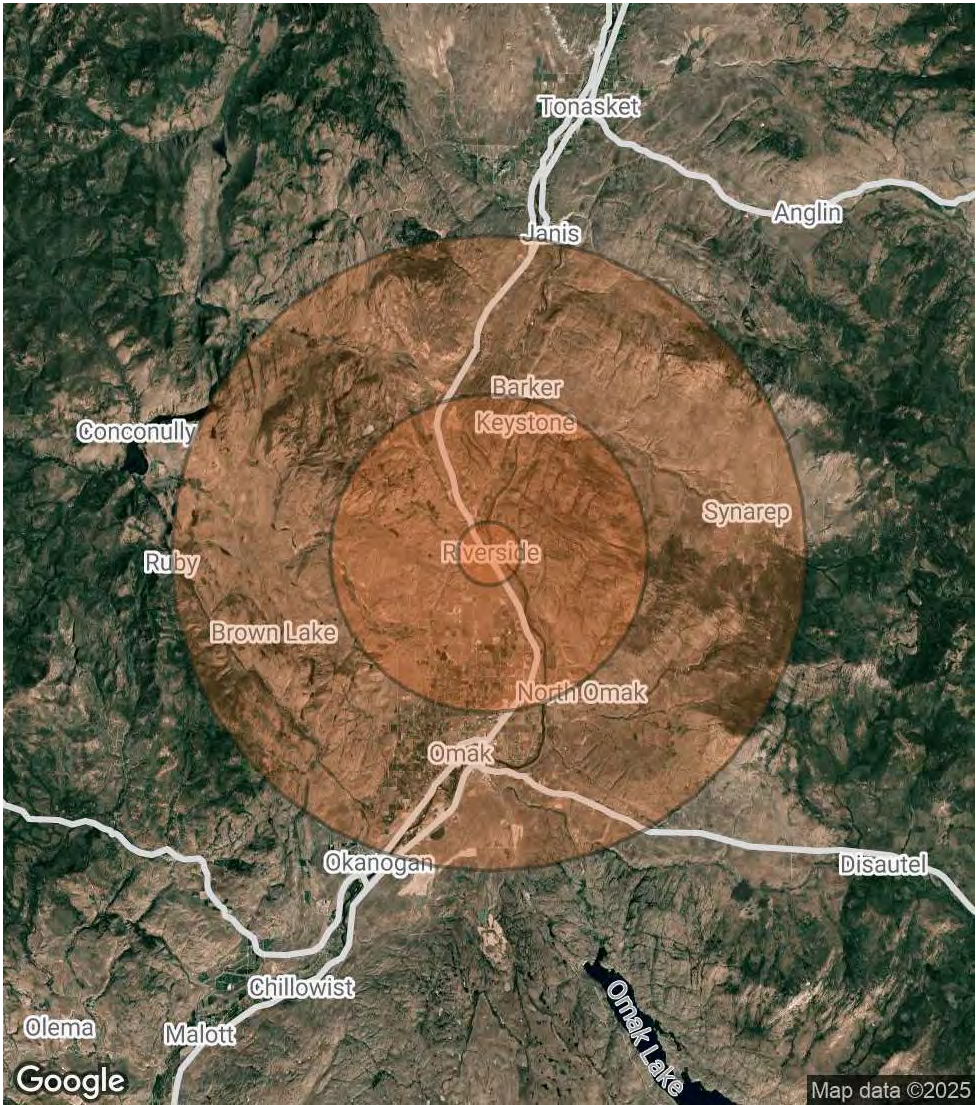
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	359	2,105	11,199
AVERAGE AGE	45	45	43
AVERAGE AGE (MALE)	45	44	42
AVERAGE AGE (FEMALE)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	152	858	4,544
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$73,539	\$74,001	\$76,268
AVERAGE HOUSE VALUE	\$291,826	\$326,637	\$300,806

Demographics data derived from AlphaMap



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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Andrew Keef is an Associate Advisor with SVN Cornerstone, specializing in Retail sales and leasing. With a background as a Residential & Commercial Moving Consultant in the Greater Spokane area, Andrew has honed a client-focused approach, prioritizing needs and tailoring services accordingly. His client relationship skills have equipped him to provide the best possible support for his clients in the Commercial Real Estate market. Andrew is a native of Kennewick, WA, and a graduate of Eastern Washington University. He has spent his life enjoying all the Pacific Northwest has to offer. Along with his amazing wife Anne, they welcomed their first son in 2021, who keeps them on their toes. Andrew enjoys spending quality family time at the lake and playing a round of golf with friends.

EDUCATION

Eastern Washington University

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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