



**FOR SALE**

**1421 Pioneer Highway  
Silvana, WA 98287**

**Turn-key Restaurant**



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# SUMMARY



1421 Pioneer Highway  
Silvana, WA 98287

## A Beloved Landmark with Live-Work Charm!

An incredible opportunity to own a piece of local history—Willow and Jim's Country Café, a beloved restaurant and community landmark for over twenty-five years. This turn-key business includes a fully equipped, top-tier kitchen, with all equipment included in the sale, including a custom CaptiveAire Type One commercial hood. The café boasts a loyal customer base and offers endless potential to continue its legacy or reimagine it as a high-end brunch spot, dinner destination, or happy hour favorite.

Above the café, you'll find a beautifully updated one-bedroom apartment with a den or potential second bedroom. This charming residence is fully furnished and features luxury finishes with thoughtful farmhouse-inspired details. Immaculate both inside and out, this rare mixed-use property offers the ultimate live-work lifestyle—no commute, no compromise.

After a day's work, unwind with a drink by the firepit in the lush, private backyard. Whether you are continuing a beloved tradition or starting something brand new, this is a one-of-a-kind opportunity in a warm, tight-knit community.

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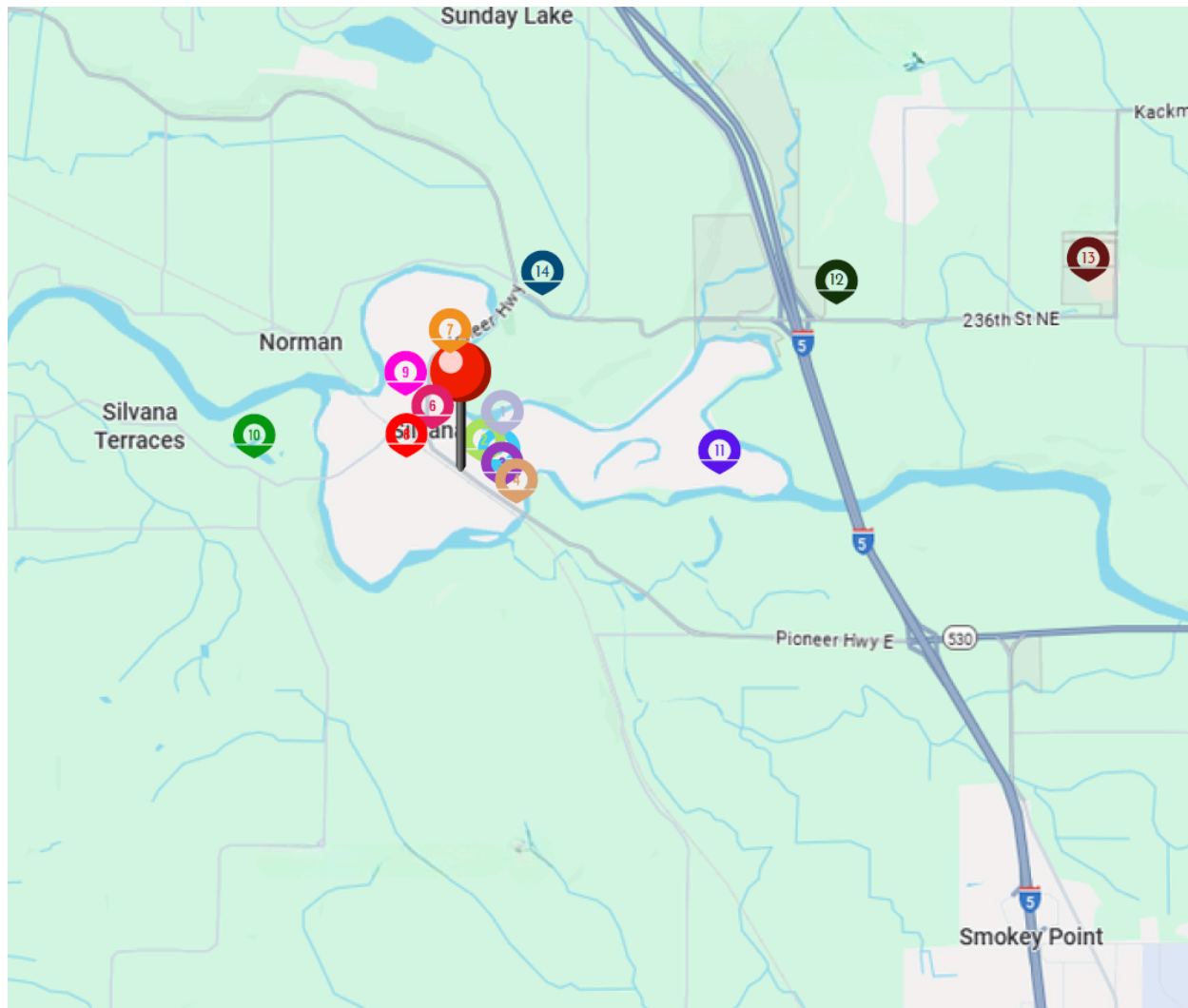
**4,095 SF (TURN-KEY CAFE) BUILT IN 2015**

- .507 acres over 3 parcels
- Sale Price **\$2,200,000**
- Upstairs Apartment Unit
- All Furniture & Equipment Convey
- Outbuilding with Garden Equipment



# LOCATION DETAILS

1421 Pioneer Highway  
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## Local Businesses & Landmarks

- |                        |                         |   |
|------------------------|-------------------------|---|
| ① Silvana Fair Grounds | ⑥ HZ Burma Jewelry      | ⑪ Hazel Blue Acres Blueberry Farm         |
| ② NW Tack Consignment  | ⑦ Coast Spine Medicine  | ⑫ River Rock Tobacco                      |
| ③ The Vault Cannabis   | ⑧ Peace Lutheran Church | ⑬ Angel of the Winds Casino               |
| ④ Silvana Meats        | ⑨ Silvana Schoolhouse   | ⑭ Located on the Historic Pioneer Highway |
| ⑤ Silvana Viking Hall  | ⑩ Fully Loaded Painting |   |

Information provided is considered reliable but is not guaranteed. Interested parties are encouraged to verify all details independently and seek advice from their own professional advisors. Prices and availability may change at any time without prior notice.



## DEMOGRAPHICS

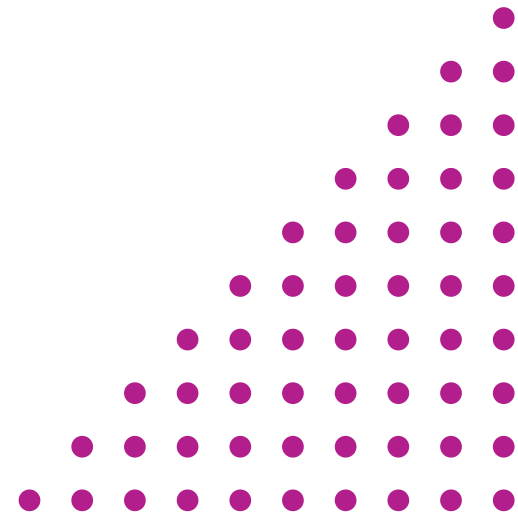
- Population (mile 2 -5 - 10)
  - (1,627 - 32,964 - 112,694)
- Average HH Income
  - (\$137k - \$114k - \$117k)
- Traffic Volume
  - 6,316



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Live



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**kW** GREATER  
SEATTLE  
KELLER WILLIAMS.



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Work



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