



627 S Columbia Ave

Connell, Washington 99326

Property Overview

MLS 289555 - Located in the heart of downtown Connell, this is a rare opportunity to own a well-established restaurant with a legacy of success. Operating continuously for over 40 years, this beloved, owner-operated establishment has built a loyal customer base and a strong reputation within the community.

The business is available without furniture, fixtures, and equipment (FF&E), offering flexibility for buyers who wish to bring in their own concept and build-out. For those seeking a true turn-key opportunity, the existing FF&E can be included for a purchase price of \$325,000, allowing for immediate operation.

Positioned in a prime downtown location, the property benefits from excellent visibility and easy access for both local patrons and visitors. With decades of proven performance and deep roots in the community, this is a unique chance to take over a well-known establishment and make it your own.

Property Highlights

- 1,774 SF building
- Built in 1960
- Zoned CG
- Arterial street location
- Pylon sign
- Turnkey restaurant potential
- Owner retiring
- High traffic area
- Outdoor seating potential

For More Information

Kenny Teasdale

Senior Broker
C: 509 491 2205
kenny@naitcc.com

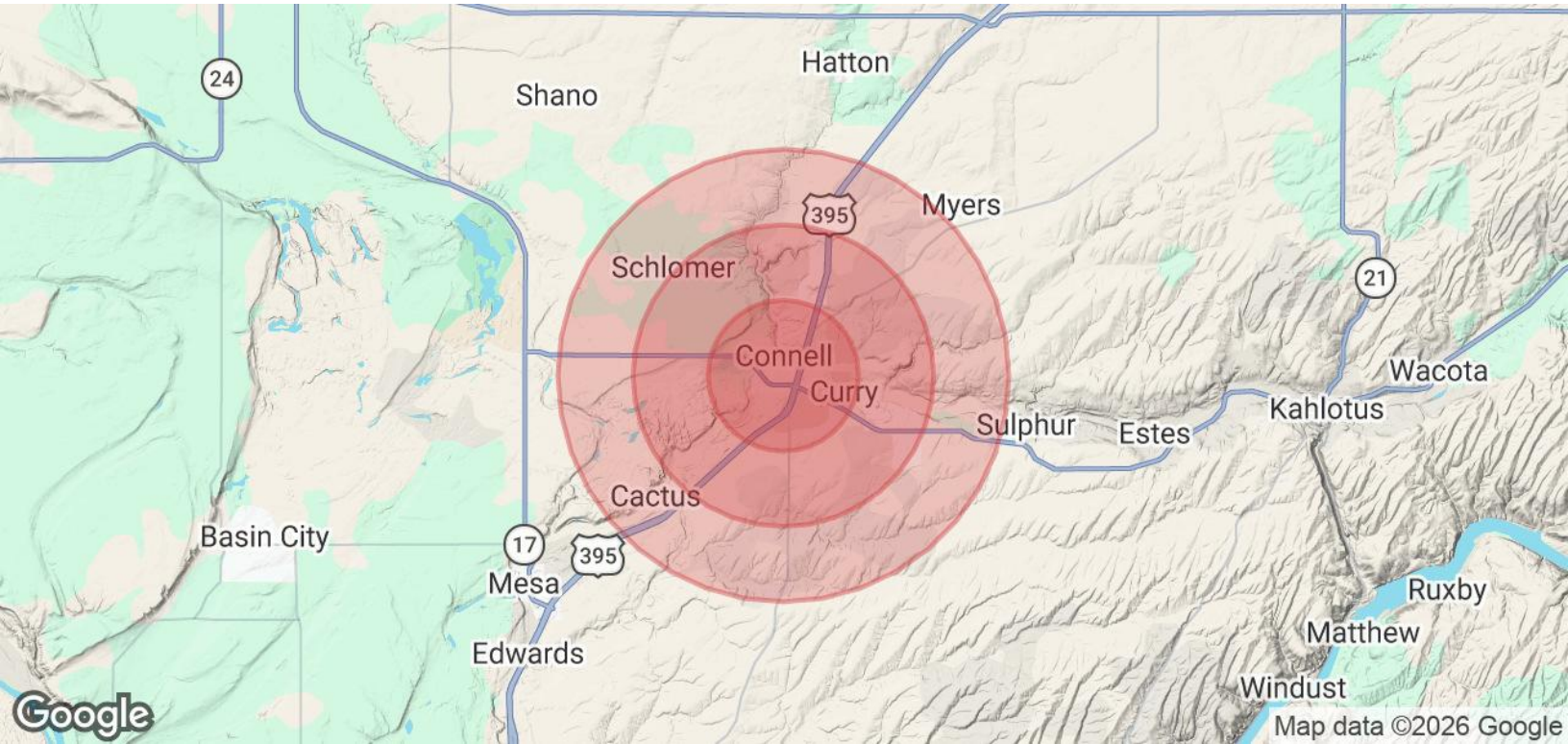






FLYER | 627 S Columbia Ave Connell, WA 99326

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Population	2 Miles	4 Miles	6 Miles
Total Population	3,317	3,919	4,788
Average Age	33.2	34.1	35.1
Average Age (Male)	29.3	30.8	32.4
Average Age (Female)	34.4	32.6	30.4
Households & Income	2 Miles	4 Miles	6 Miles
Total Households	1,008	1,094	1,195
# of Persons per HH	3.3	3.6	4.0
Average HH Income	\$76,347	\$77,880	\$80,192
Average House Value	\$227,537	\$231,632	\$239,046

2023 American Community Survey (ACS)