



FOR SALE

Standalone Restaurant on Development Site Strategic Corner w/ 55' Height Limit (Seattle Central District)

Address:	2605 -2609 E. Cherry St., Seattle, WA 98122
Lot Area:	7,682 Square Feet (.18 Acres)
Building Size:	2,310 SF (Main: 1,170 SF + Lower Apt.: 1,140 SF)
Age of Building :	1949 (Meskel Ethiopian Restaurant)
Maximum Capacity:	Currently: 55 Dining Room w/ Beer & Wine License Possibly: 150 w/ Former Class 'H' Spirits License)
Tax ID Parcels:	121100-0020 & 121100-0035
Zoning:	NC1-55 (M) (Neighborhood Commercial - 5 Stories)
Sales Price:	\$2,550,000 (Cashout)

Strategically located on a corner lot in the heart of the **Central District** of Seattle, this site boasts a **30-year** tradition as the oldest Ethiopian restaurant in the City. The Site is just **3** blocks from **Garfield High School** and equidistant from major commercial arterials of **23rd Ave. E. & MLK Way**. Excellent zoning that allows for a mixed use development of **5** stories (possibly **40+** apts. or **6-8** townhomes – Buyer to confirm). Operate the restaurant/bar until future development. Other uses of site include childcare, adult family home, or church/community center. All "F, F & E" remains in building as it is included in sale.

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