



**SALE**

# 2470 Henderson Loop

**2470 HENDERSON LOOP**

Richland, WA 99354

**PRESENTED BY:**

**SCOTT HOWELL**

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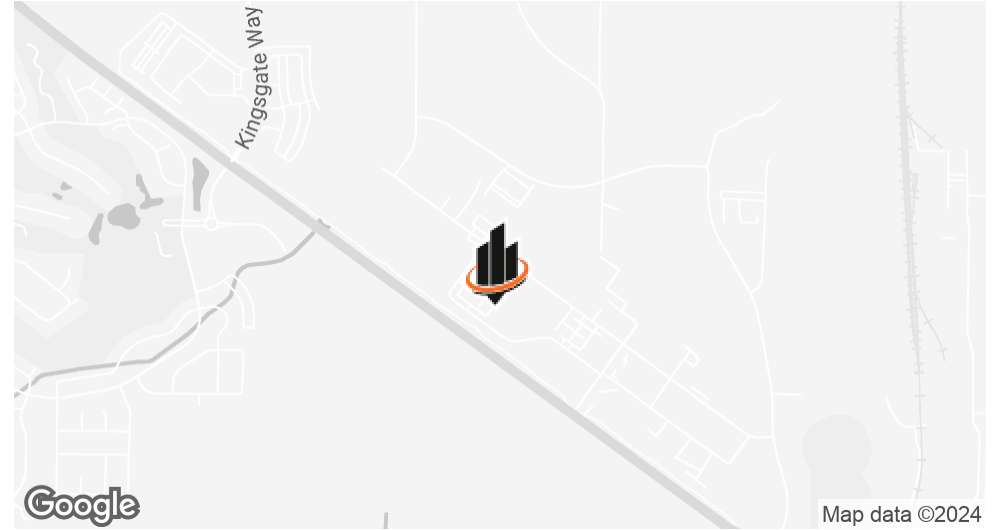
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,300,000
<b>LOT SIZE:</b>	2.08 Acres
<b>BUILDING SIZE:</b>	5,754 SF

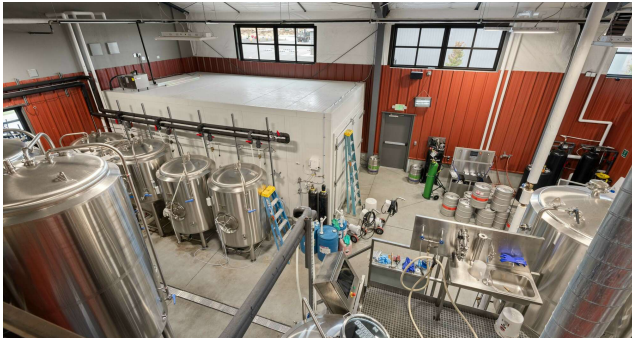
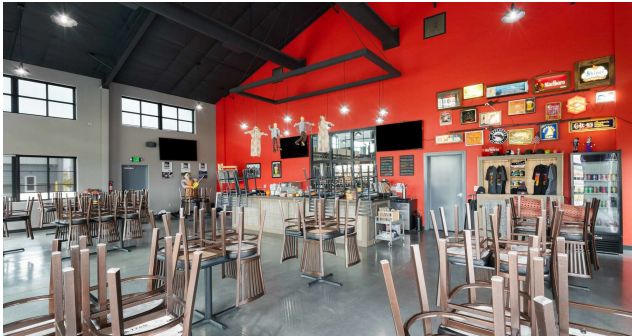
## PROPERTY DESCRIPTION

The overall SF for the building is 5754 SF. With occupancy of 195 people for the tap house, patio area and wine tasting room. Equipment utilized in the service bar includes a 12 head beer tap tower ,freezer, refrigerator, ice maker, glass washer, glass racks, wine kegerator, pizza oven, hot dog roller, stand up beverage cooler. Inside the Brewhouse which included gas lines, water line, electric conduits and waste discharge disposal with grease trap. These are in place going from the Taphouse thru to the wine tasting room to also be able to add a kitchen at a later date. There are three overhead doors in the tap house. The wine tasting room is 25”X20. Two bathrooms are available that are used by both the tap room and wine tasting room. Within that space is a large walk-in cooler 23”X13” used for beer and wine keg storage along with food storage. Sale includes all FF&E; call LA for more details and showing instructions.

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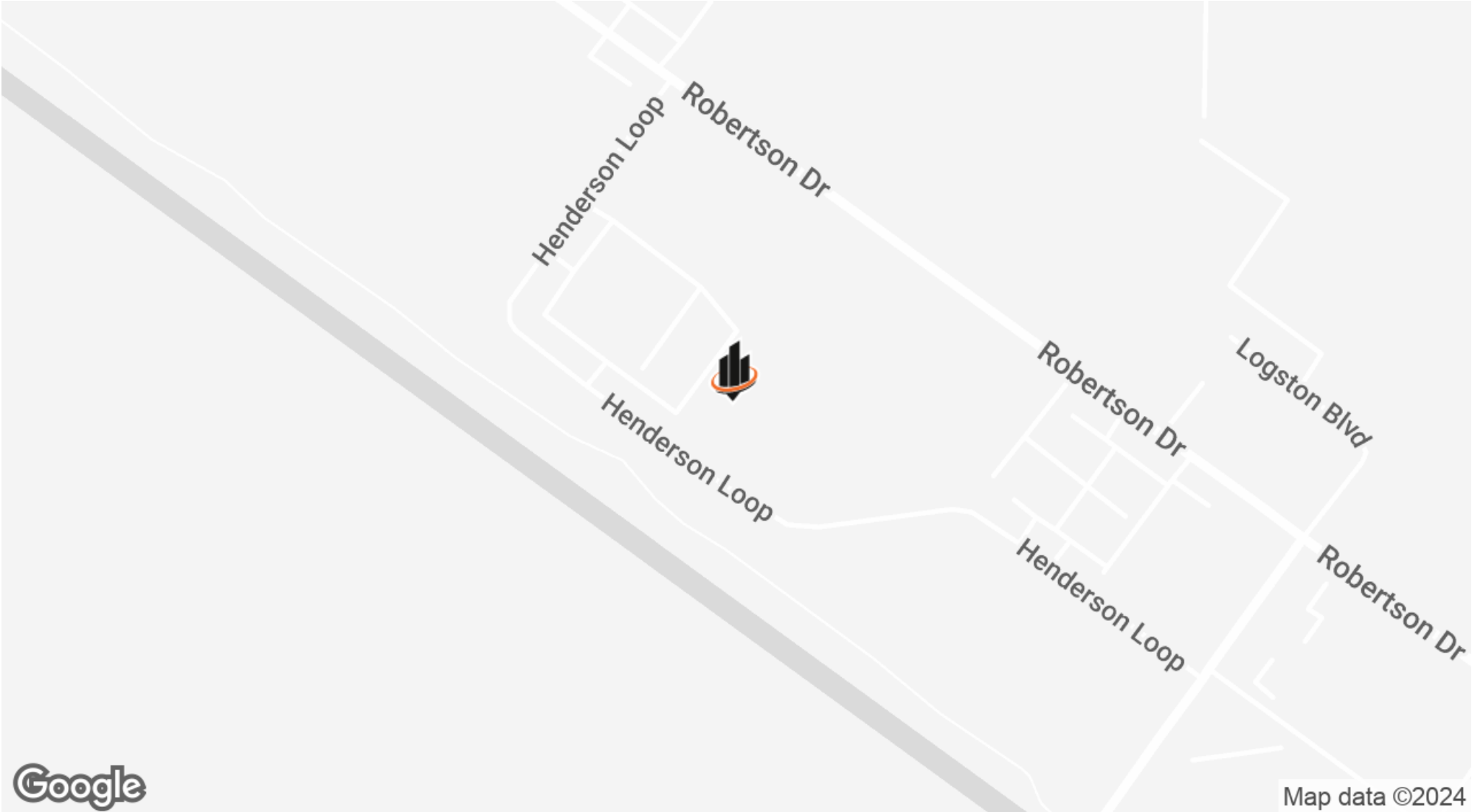
**ADDITIONAL PHOTOS**



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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

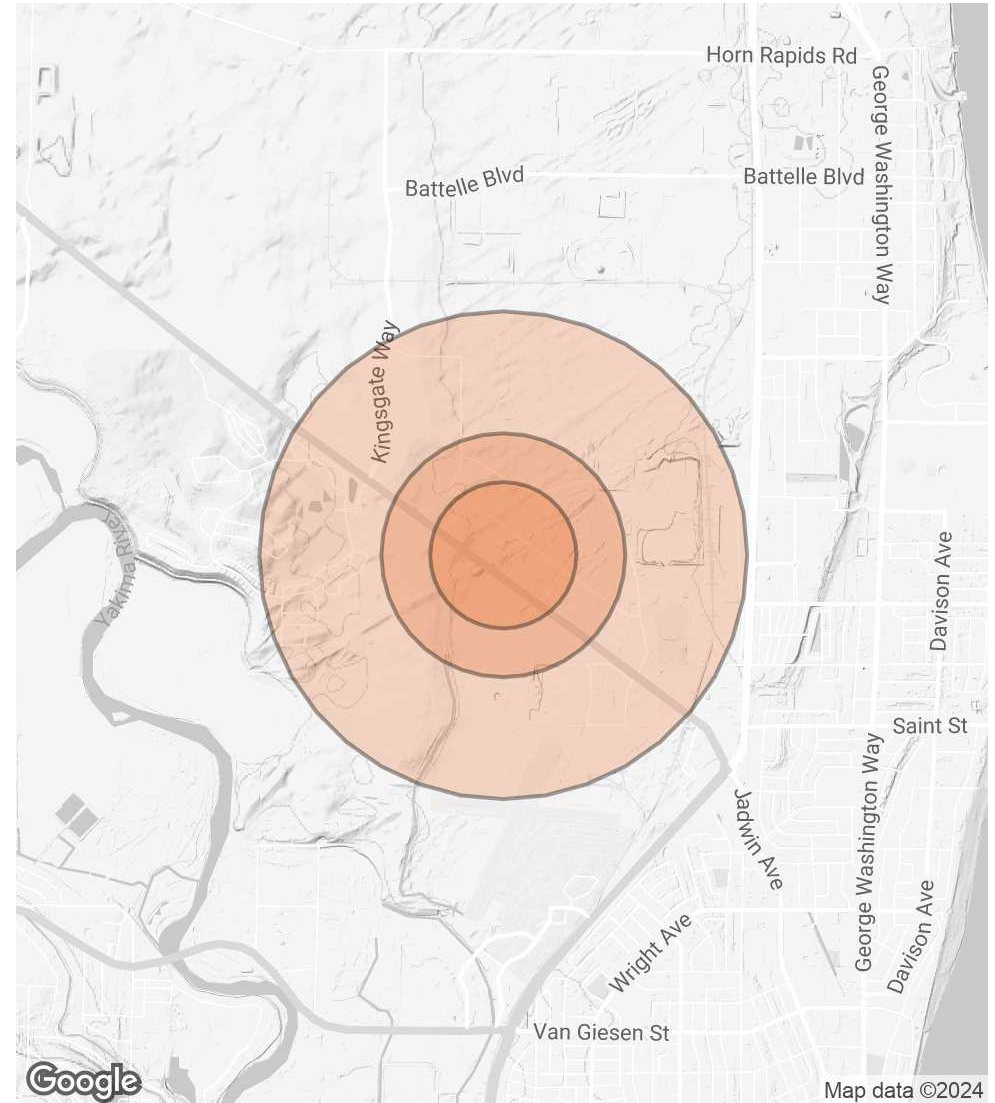
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	19	92	1,316
AVERAGE AGE	47	47	47
AVERAGE AGE (MALE)	47	47	46
AVERAGE AGE (FEMALE)	47	47	47

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	8	40	551
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$190,587	\$189,669	\$184,545
AVERAGE HOUSE VALUE	\$409,136	\$419,727	\$478,872

Demographics data derived from AlphaMap



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