

FOR SALE

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



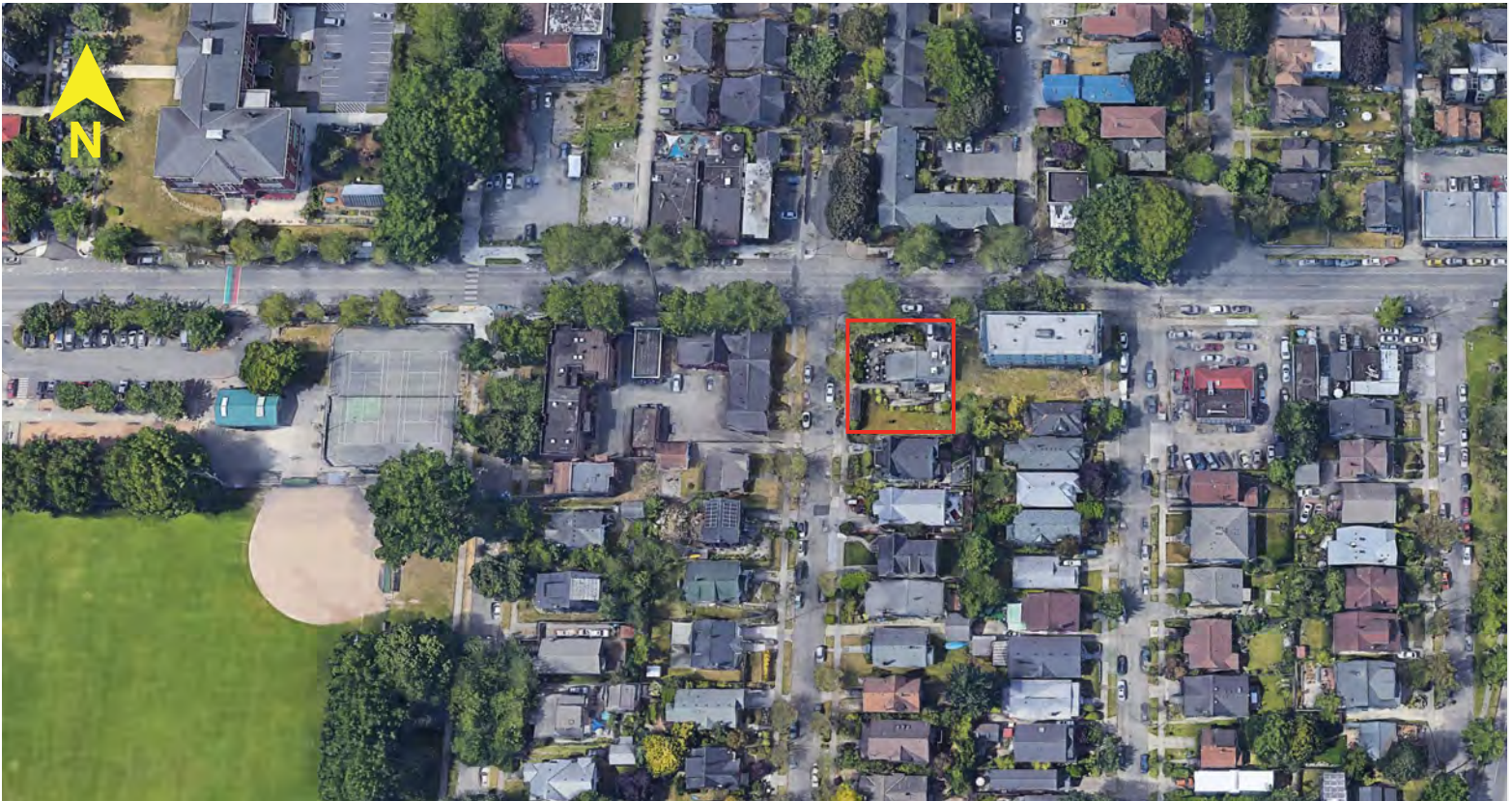
LOCATION:	2605 -2609 E. Cherry St., Seattle, WA 98122
LOT AREA:	7,682 Square Feet (.18 Acres)
BUILDING SIZE:	2,310 SF (Main: 1,170 SF + Lower Apt.: 1,140 SF)
AGE OF BUILDING:	1949 (Remodeled 2022 - Meskel Ethiopian Restaurant)
MAXIMUM CAPACITY:	Currently: 55 Dining Room w/ Beer & Wine License Potentially: 150 w/ Former Class 'H' Spirits License)
TAX ID PARCELS:	21100-0020 & 121100-0035
ZONING:	NC1-55 (M) (Neighborhood Commercial - 5 Stories)
SALES PRICE:	\$2,450,000 (Cashout)



Mark Peizer
Principal • Broker • MBA
mpeizer@comcast.net
Peizer Commercial Real Estate
www.peizercommercialrealestate.com

206-909-3314

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. & MLK Jr. Way. Excellent zoning that allows for a mixed-use development of 5 stories (i.e. 40 + apts. or 6-8 townhomes – Buyer to verify). Operate the restaurant w/ Type 1 hood until future development. Many other uses of site including childcare, adult family home, or church/community center. All “F, F & E” remains in building and included in sale.



Future Urban Apartment or Townhouse Development



**Swedish Medical Center
Cherry Hill Campus**



**Garfield High School
Established 1920**