

**SAM'S TAVERN**  
1024 E PIKE ST, SEATTLE,  
WA 98122  
2450 SF

**OFFERED AT  
\$2,200,000**



**IN THE HEART OF CAPITOL HILL NEIGHBORHOOD SAM'S TAVERN WITH REAL ESTATE "COMMERCIAL CONDO" AND THE BUSINESS. PRICE \$2.2M. WITH CURRENT \$1.6M GROSS SALES. SHORT HOURS, HEART OF PIKE ST/CAPITOL HILL. SBA APPROVED WITH AS LITTLE AS 10% DOWN OAC.**

**BEST BURGERS, BEER, AND COCKTAILS! THREE FULL SERVICE RESTAURANTS AND BARS WITH TYPE I HOODS. ESTABLISHED IN 2010**

**EACH STORE HAS ITS OWN INDIVIDUAL "COOL" CHARM.**

**PRICE \$2.2M. WITH CURRENT \$1.6M GROSS SALES**

**ENERGETIC PLACE TO VISIT ON A FRIDAY AND SATURDAY NIGHT, ALSO YOUR GO-TO TAKE-OUT ON ANY NIGHT OF THE WEEK**

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**VANTAGE**  
COMMERCIAL PARTNERS  
Commercial Real Estate & Business Opportunities

Information presented was compiled from data furnished by the owner and/or other sources deemed reliable; accuracy is not guaranteed. Prospective purchasers should verify all such information on their own behalf, or have information verified by their own attorney, accountant or business advisor.

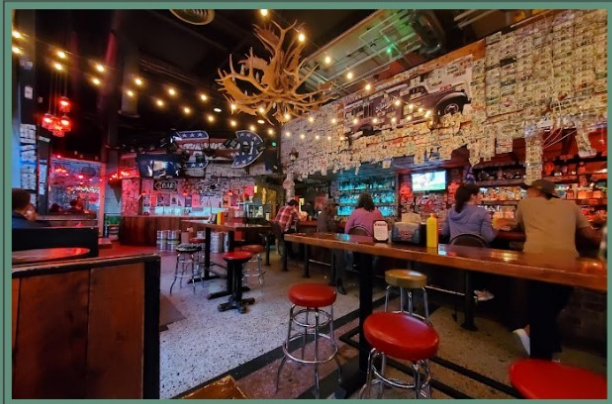
# SAM'S TAVERN CAPITOL HILL



**VANTAGE**  
COMMERCIAL PARTNERS  
Commercial Real Estate • Business Opportunities

1024 E Pike St, Seattle, WA 98122

# SAM'S TAVERN



# MENU



Take a Closer look Here!

## [Sam's Video Tour.mov](#)

### Hours of Operations

Mon	11 AM–12 AM
Tue	11 AM–12 AM
Wed	11 AM–12 AM
Thu	11 AM–12 AM
Fri	11 AM–12 AM
Sat	411 AM–12 AM
Sun	11 AM–12 AM

### Business Details

2023 Gross Sales: 1.6M



# Asset List

1 Bev Air Reach in Refrigerator
1 Continental Reach in Refrigerator
3 Haier Freezers
1 True Refrigerator
1 true Stand Up Refrigerator
1 ice o matic Ice Machine
1 Manitowac ice machine
2 Perlick 3 Door Keg Coolers
3 Bar Wells
5 Hand Sinks
2 Deep Fryers- American Range/ Fry Master
1 SouthBend 36" Flat Top
1 8ft Hood
1 American Range Stove
1 M3 48 Inch Sandwich Prep Table
3 Comp Sink
22 banquet chairs
11 tables
15 floating bar stools
7 Custom Stationary Bar Stools
5 Custom Light Fixtures
6 custom booths
1 Antler Chandelier
1 Moose
1 Bobcat
3 pieces of Art – 2 paintings, 1 large Metal Tavern sign
All the \$ Bills on the wall.



# Cap Hill Demographics

## 1024 East Pike Street

[Add scores to your site](#)

Seattle, Washington, 98122

Commute to **Downtown Seattle**

3 min 15 min 6 min 21 min [View Routes](#)

Favorite

Map

[Nearby Seattle Apartments on Redfin](#)

[More about 1024 East Pike Street](#)

Walk Score  
**100**

### Walker's Paradise

Daily errands do not require a car.

Transit Score  
**86**

### Excellent Transit

Transit is convenient for most trips.

Bike Score  
**93**

### Biker's Paradise

Daily errands can be accomplished on a bike.



[About your score](#)

Statistic	Capitol Hill	Seattle	Washington
Population	42,342	741,251	7,614,893
Population density (sq mi)	14,326	8,838	117
Median age	34.9	35.2	37.6
Male/Female ratio	1.2:1	1.0:1	1.0:1
Married (15yrs & older)	n/a	44%	56%
Families w/ Kids under 18	28%	40%	44%
Speak English	n/a	78%	81%
Speak Spanish	n/a	4%	8%

Numbers provided by areavibes.com , walkscore.com and FOR SALE BY OWNER.com



1833 N. 105th St, Suite 303 Seattle 98133

# Lease Summary Capitol Hill

**Date of Lease:** October 01, 2022

**Landlord:** Super Fly Properties LLC

**Tenant:** Snyder III, LLC

**Leasable Area:** Approximately 2450 square feet

**Term:** Terminating on September 30, 2027

**Options :** Two 5-Year Options

**Rent:**

<b>Lease Year</b>	<b>Monthly Base Rent</b>
October 1, 2022 – September 30, 2023	\$6,638.75 plus NNN
October 1, 2023 – September 30, 2024	\$6,771.53 plus NNN
October 1, 2024 – September 30, 2025	\$6,906.96 plus NNN
October 1, 2025 – September 30, 2026	\$7,045.10 plus NNN
October 1, 2026 – September 30, 2027	\$7,186.01 plus NNN

**Expenses:** All taxes, insurance, utilities, liens, charges and all other expenses

