



627 S Columbia Ave, Connell WA

±1,774 SF | \$2,500 Mo. | MLS 289555

**Exceptional Turn-Key Restaurant Opportunity in Downtown Connell**





## 627 S Columbia Ave

Connell, Washington 99326

### Property Overview

MLS 289555 - Here is your chance to own a well-established, turn-key restaurant in the heart of downtown Connell. This successful establishment has been owner-operated for over 40 years and is now available as the owners retire. Known for its loyal customer base and strong community presence, the restaurant is fully equipped and ready for immediate operation. Its prime downtown location offers excellent visibility, steady foot traffic, and easy access for both local patrons and visitors.

### Property Highlights

- Located on Arterial Street
- Pylon Sign
- Turnkey Restaurant
- Owner is Retiring

<b>Lease Rate:</b>	\$2,500/Mo. (Gross)
<b>Building Size:</b>	±1,774 SF

### For More Information

**Kenny Teasdale**

C: 509 491 2205  
kenny@naitcc.com











### Population

	1 Mile	3 Miles	5 Miles
Total Population	2,866	5,327	5,474
Average Age	34	36	36
Average Age (Male)	33	36	36
Average Age (Female)	34	34	34

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	912	1,181	1,196
# of Persons per HH	3.1	4.5	4.6
Average HH Income	\$92,454	\$96,627	\$96,772
Average House Value	\$254,300	\$270,916	\$271,465

*Demographics data derived from AlphaMap*

