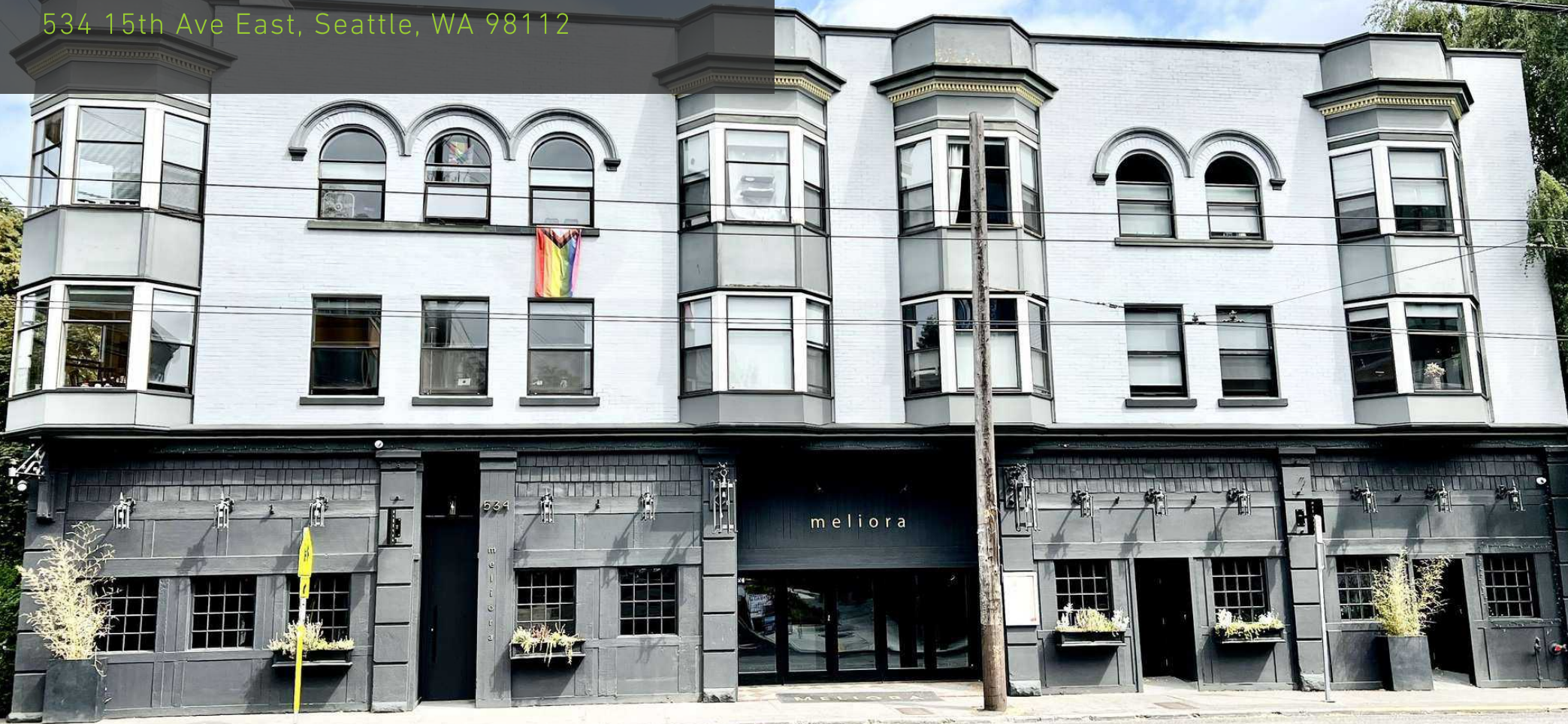


FOR LEASE  
TURN-KEY RESTAURANT + BAR  
FREDONIA

534 15th Ave East, Seattle, WA 98112



For more information please contact:

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534 15TH AVENUE EAST, SEATTLE, WA 98112

# TURN-KEY RESTAURANT + BAR



## PROPERTY HIGHLIGHTS

- Bring your concept: rare opportunity to lease a turn-key built out restaurant + bar located on Capital Hill's bustling 15th Ave E. Formerly the Canturbury Ale House then Meliora
- 4,987 Sq Ft space that features main dining room with original wood paneling from a local barn, chandeliers and stained glass window, plant motif wallpaper and tons of character
- Chef's kitchen features a 20 foot type 1 hood, walk-in cooler, 2 full bars, operable/sliding storefront windows
- Local landlord plans to install large, new store front windows
- Monthly Rent Rate \$14,961 plus 2024 NNN (\$3,116.87) = \$18,077.87  
Long term lease available



71

TRANSIT SCORE



93

WALK SCORE



95

BIKE SCORE



21,077

TOTAL POPULATION



11,215

TOTAL HOUSEHOLDS



\$153,204

MEDIAN INCOME

\* Estimated 2023 Demographics based on a 2 mile radius

This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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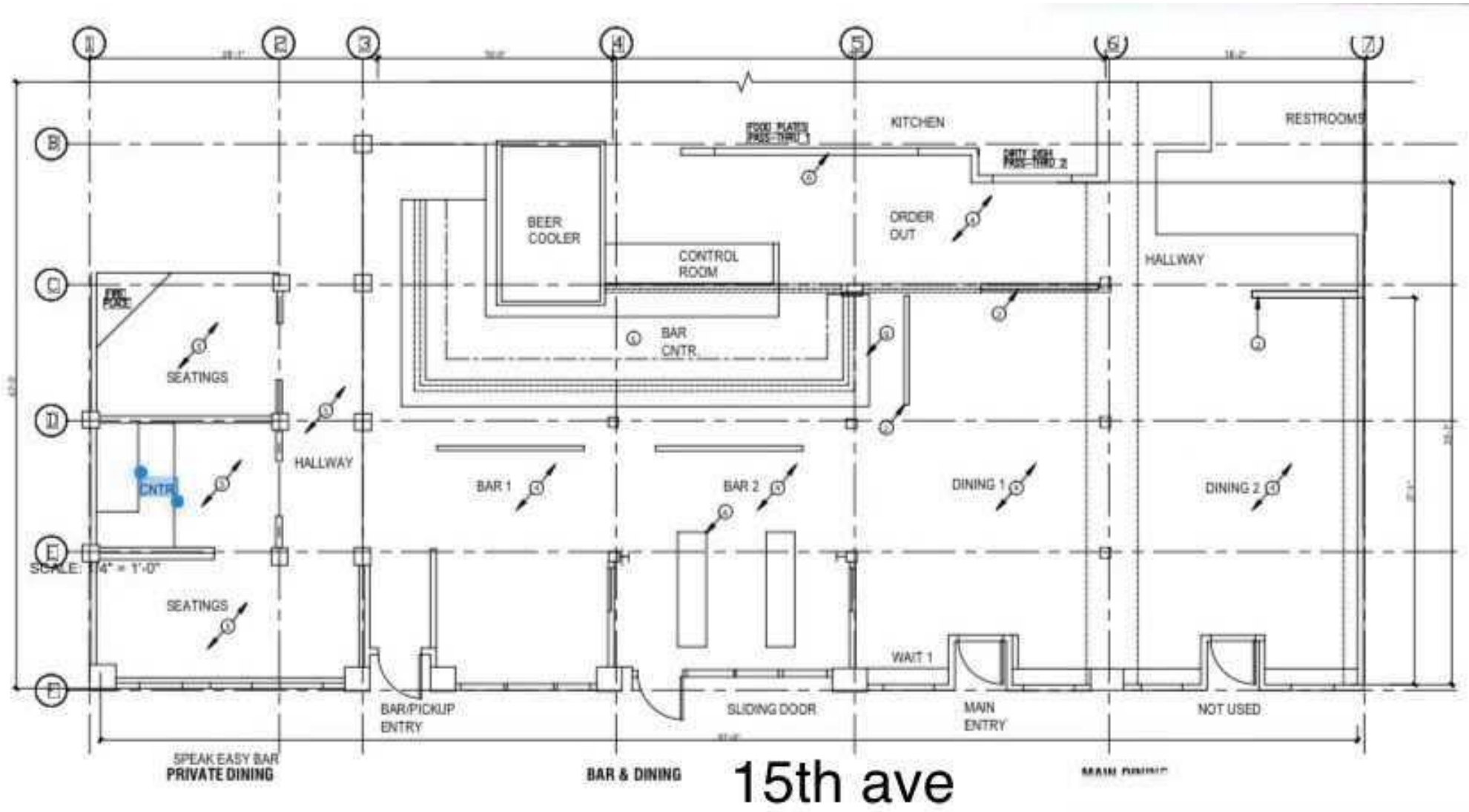
# TURN-KEY RESTAURANT + BAR



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# TURN-KEY RESTAURANT + BAR



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