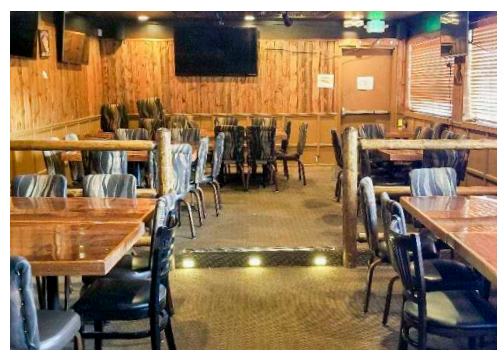# FOR SALE

BUZZ INN STEAKHOUSE - DEVELOPMENT SITE

$2,695,000 **Everett, Washington** **Seller Financing**

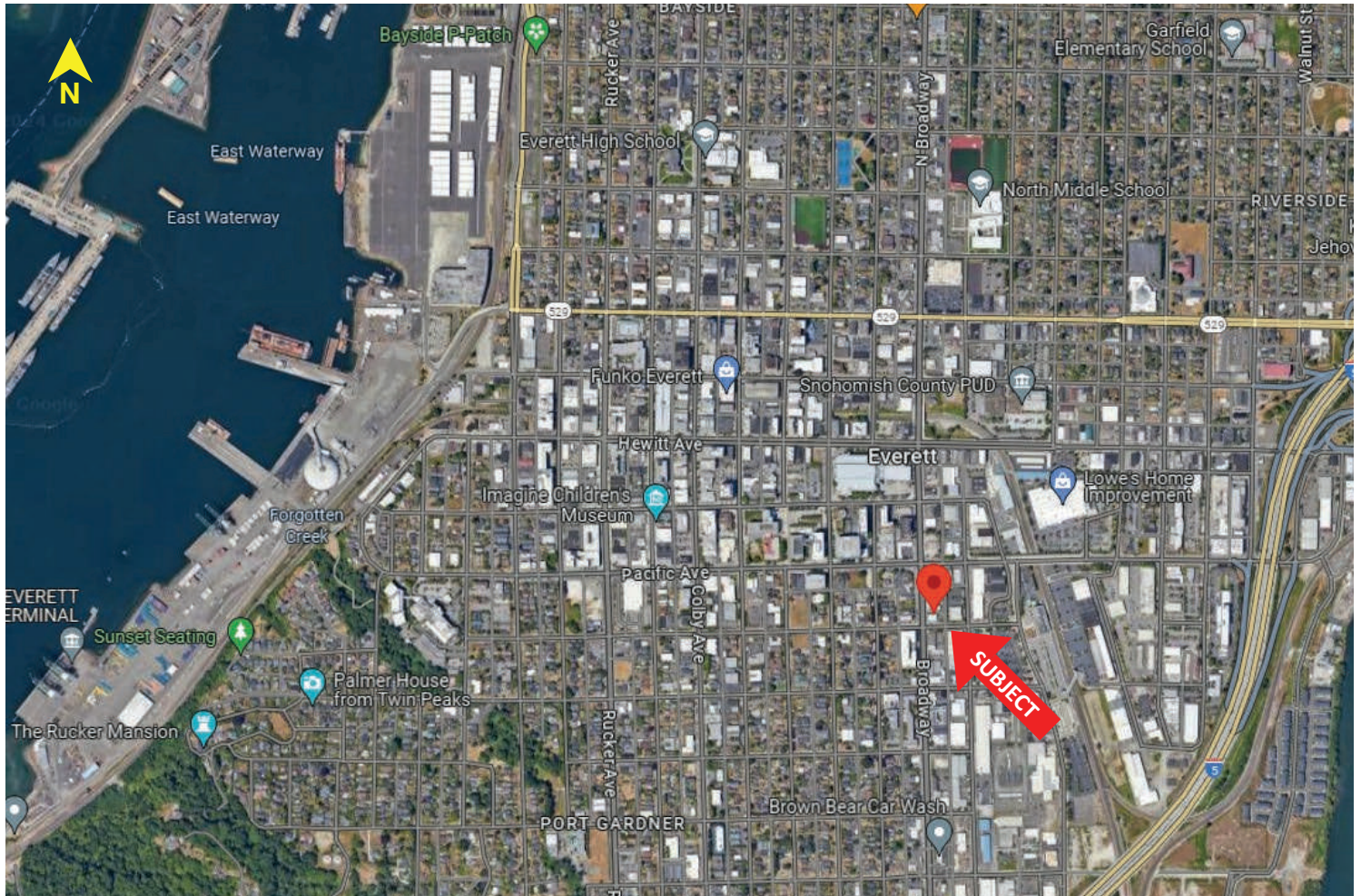## (INCLUDES LAND, BUILDING & BUSINESS)

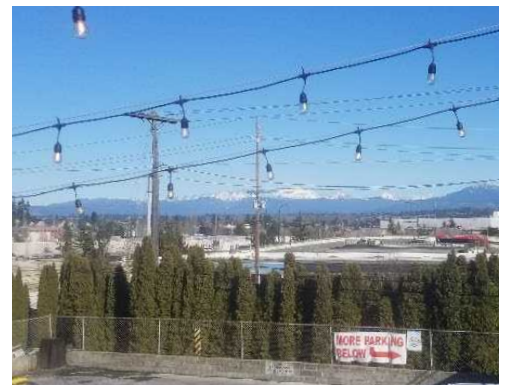|	
Location:	3121 Broadway, Everett, WA 98201
Year Built:	1965 + Extensive Renovations ($600,000) in 2015
Building Size:	8,775 SF incl. Upper Offices w/ Shower & Huge Basement
Lot Area:	18,295 SF Tax ID Number: 00439074200200
Zoning:	MU (Mixed Urban) Excellent Zoning: 7 to 11 Stories w/Views!
Parking:	47 Spaces (Upper: 22 + Lower: 25 Lighted & Partially Secure)
Layout:	Main Floor: Dining Areas + Lounge + Banquet + Kitchen
	Upper Floor: 2 Full Offices w/ Private Bath & Shower Facilities
	Basement: Walk-In + Refer/Freezer + Break Room + Storage
Gross Income:	$2,448,237 (2023) $2,531,648 (2022)
Sales Price:	$2,695,000 (Cashout or Seller Financing)

Buzz Inn Steakhouse
*Close Proximity to Courthouse,
Angel of the Winds Arena and I-5*

One of the largest restaurants in Everett, the Buzz Inn Steakhouse is strategically located in the heart of downtown Everett within walking distance to the Courthouse, Angel of the Winds Arena and easy access to Interstate-5. Formerly *Petosa's* and *Alligator Soul*, current Owner extensively remodeled building with capital expenditure of $600,000. Beyond interior/cosmetic updates, some of the other features include a remote control security parking gate off of alley and 3 new HVAC units on the roof. Current operations include three (3) meals, lounge & gambling (38 pull tab games & 4 poker games 3 times per week). Operating Hours are: 6:00 AM to 10:00 PM (Sunday close at 9:00 PM). Excellent development site as well with aggressive MU (Mixed Urban) zoning allowing for mixed-use developments of 7 to 11 stories with exceptional territorial and Cascade Mountain views!

CONVENIENT ACCESS TO INTERSTATE-5

FACING WEST - DOWNTOWN EVERETT   **LARGE STREET POLE SIGN**   **FACING EAST - CASCADE MOUNTAINS**